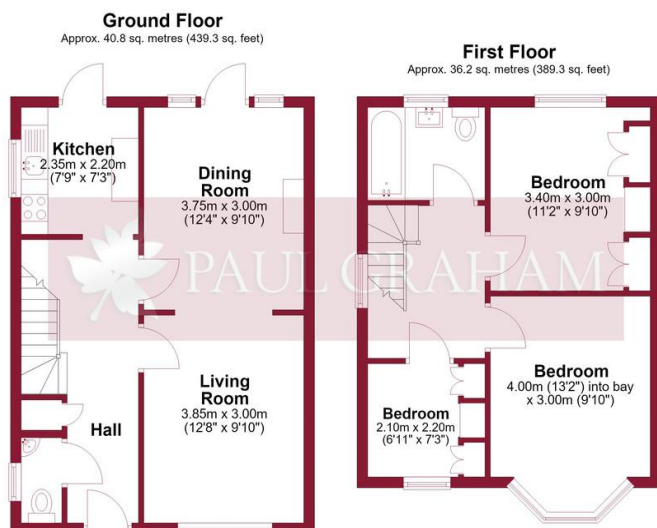




6 Burleigh Avenue, Wallington, Surrey, SM6 7JQ | **Guide Price £500,000 Freehold**

Paul Graham are pleased to market this 3 bedroom semi detached house, Situated on a popular residential road close to Carshalton train station. Offering fantastic scope to extend (subject to planning permission) and modernise to your own taste. The accommodation benefits from a ground floor WC, 2 reception rooms and the kitchen. the first floor has 3 bedrooms and a family bathroom. Outside there is off street parking to the front, a garage and a good size rear garden. Viewing is recommended on this no chain property.



Total area: approx. 77.0 sq. metres (828.6 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

ENTRANCE HALL

WC

RECEPTION 1 12' 7" x 9' 11" (3.84m x 3.02m)

RECEPTION 2 11' 10" x 9' 11" (3.61m x 3.02m)

KITCHEN 7' 5" x 6' 11" (2.26m x 2.11m)

LANDING

BEDROOM 1 13' 2" x 9' 11" (4.01m x 3.02m)

BEDROOM 2 10' 11" x 9' 11" (3.33m x 3.02m)

BEDROOM 3 7' 1" x 6' 10" (2.16m x 2.08m)

BATHROOM 7' 1" x 6' 10" (2.16m x 2.08m)

OFF ROAD PARKING

GARAGE

REAR GARDEN

SCOPE TO EXTEND AND MODERNISE (STPP)

NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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