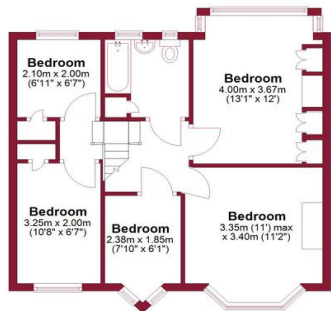
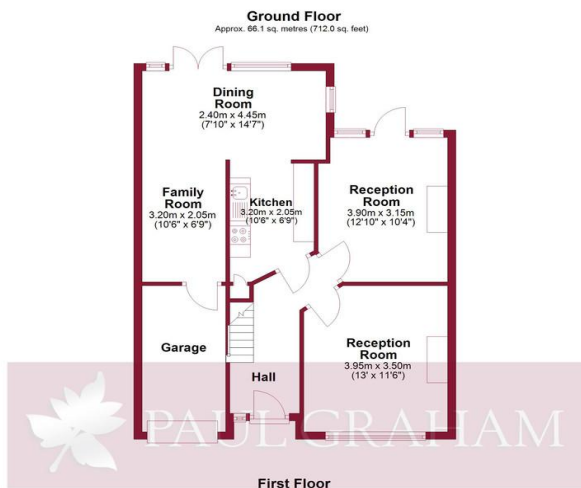




10 Birchwood Avenue, Wallington, Surrey, SM6 7HE | **£675,000 Freehold**

This attractive extended semi-detached house offers spacious accommodation arranged over two floors. Boasting 4/5 bedrooms/study, three reception rooms, a large southerly aspect garden and being ideally positioned for access to Hackbridge station and a selection of reputable schools, this is an ideal family home, and an early viewing is advised.



Total area: approx. 119.4 sq. metres (1285.4 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**

**RECEPTION ROOM** 13' x 11' 6" (3.96m x 3.51m)

**RECEPTION** 2 13' 1" x 12' (3.99m x 3.66m)

**FAMILY ROOM** 10' 6 max" x 6' 9" (3.2m x 2.06m)

**DINING ROOM** 14' 7" x 7' 10" (4.44m x 2.39m)

**KITCHEN** 10' 6 max" x 6' 9" (3.2m x 2.06m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 11' 2" x 11' (3.4m x 3.35m)

**BEDROOM 2** 12' 10" x 10' 4" (3.91m x 3.15m)

**BEDROOM 3** 7' 10" x 6' 1" (2.39m x 1.85m)

**BEDROOM 4** 10' 8" x 6' 7" (3.25m x 2.01m)

**BEDROOM 5/OFFICE** 6' 11" x 6' 7" (2.11m x 2.01m)

**BATHROOM**

**SOUTHERLY ASPECT GARDEN**

**INTEGRAL GARAGE**

**DRIVEWAY PARKING**



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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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