

4 Highview Avenue, Wallington, Surrey, SM6 8PQ  
Offers Over £675,000 Freehold

 PAUL GRAHAM



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[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This beautifully presented five bedroom family home offers spacious and versatile living, perfect for families. Ideally located, the home is just a short walk from highly regarded schools, including Wilsons and excellent primary options such as Highview, making it perfect for families. Local transport links are also within easy reach.

The well presented interior boasts a spacious entrance hall leading into two generous reception rooms. At the rear of the house there is an extended fitted kitchen and a lovely conservatory overlooking the well-maintained gardens. Over the 1<sup>st</sup> and 2<sup>nd</sup> floors there are five good size bedrooms and two modern bath/shower rooms.

Externally, the property benefits from a low maintenance garden, larger than average garage and driveway off-street parking.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE** 14' 5 max" x 12' 5" (4.39m x 3.78m)

**DINING ROOM** 13' 1" x 11' 10" (3.99m x 3.61m)

**KITCHEN** 15' 1" x 7' 11" (4.6m x 2.41m)

**CONSERVATORY** 11' 10" x 9' 4" (3.61m x 2.84m)

**STAIRS TO FIRST FLOOR**

**BEDROOM 1** 14' 5 into bay" x 12' 2" (4.39m x 3.71m)

**BEDROOM 2** 13' 2" x 12' 2" (4.01m x 3.71m)

**BEDROOM 3** 9' x 7' 7" (2.74m x 2.31m)

**BATHROOM**

**STAIRS TO THE TOP FLOOR**

**BEDROOM 4** 14' 6" x 10' 5" (4.42m x 3.18m)

**BEDROOM 5** 12' 9" x 10' 2" (3.89m x 3.1m)

**SHOWER ROOM**

**LANDSCAPED GARDEN**

**GARAGE** 20' 6" x 12' 6" (6.25m x 3.81m)

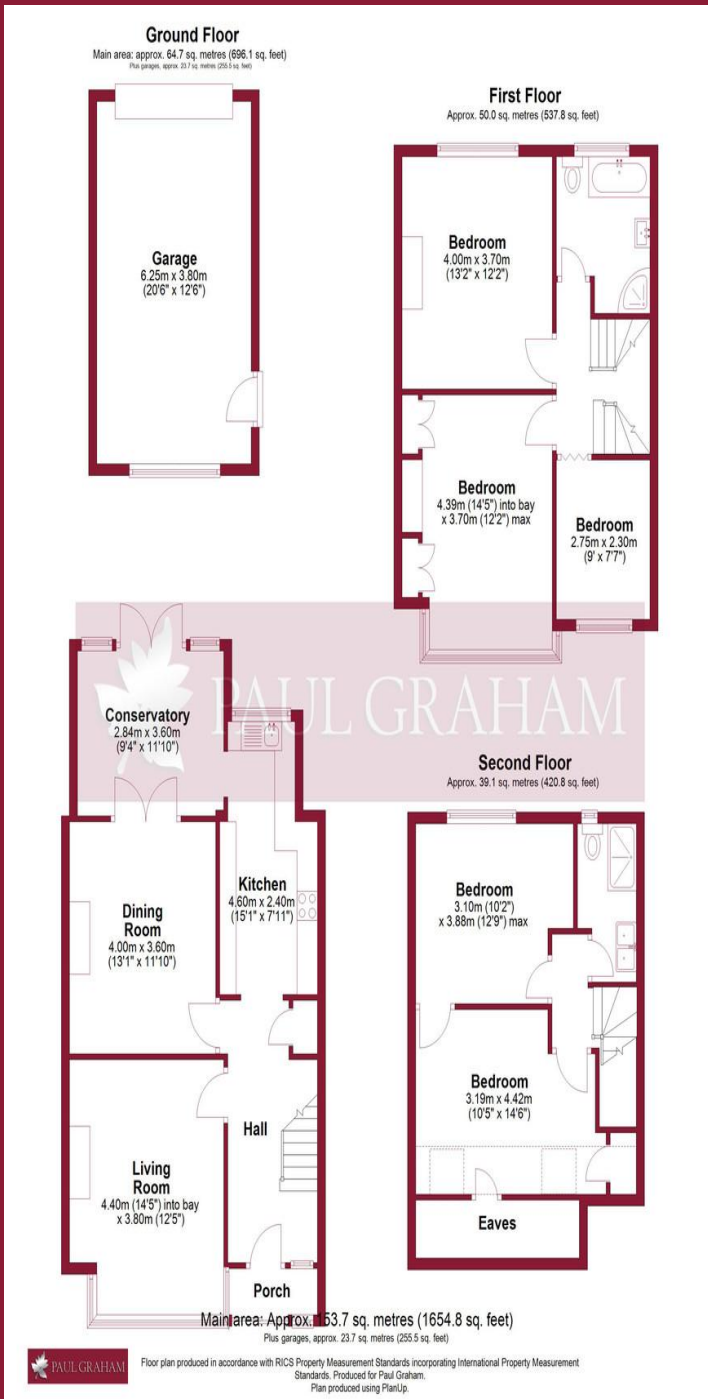
**OFF STREET PARKING**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

## WALLINGTON

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