



14 St. Georges Road, Wallington, Surrey, SM6 0AS | **£775,000 Freehold**

A well presented three bedroom detached family home, offering spacious and versatile accommodation throughout. Located in a sought after residential area, this property is perfect for families seeking convenience, comfort, and access to quality local amenities including a range of excellent schools and two local stations.



A well-presented three-bedroom detached family home, offering spacious and versatile accommodation throughout. Situated in a popular and family-friendly neighbourhood, the property is within walking distance of well-regarded primary and secondary schools, local parks, and shops. Nearby railway stations provide quick and convenient access to central destinations, making this an ideal choice for commuters.

The accommodation is comprised of a spacious entrance hall, two reception rooms and modern fitted kitchen. Upstairs there are three good size bedrooms and a family bathroom. At the front there is driveway parking with access to the detached garage and at the rear, a large garden. The property offers potential to extend subject to planning.

**ENTRANCE HALL** 17' 3" x 7' 6" (5.26m x 2.29m)

**LOUNGE** 16' 7" x 12' 6" (5.05m x 3.81m)

**DINING ROOM** 14' 7" x 11' 0" (4.44m x 3.35m)



Main area: Approx. 116.7 sq. metres (1256.4 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.



**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	63 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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