



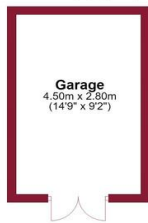
47 The Chase, Wallington, Surrey, SM6 8NA | £615,000 Freehold

Paul Graham are to present this beautifully presented three-bedroom semi-detached home situated in a highly sought-after location close to Wilsons. This wonderful family home offers generous living accommodation, stylish interiors, and excellent outdoor space, making it an ideal choice for growing families.

Ground Floor

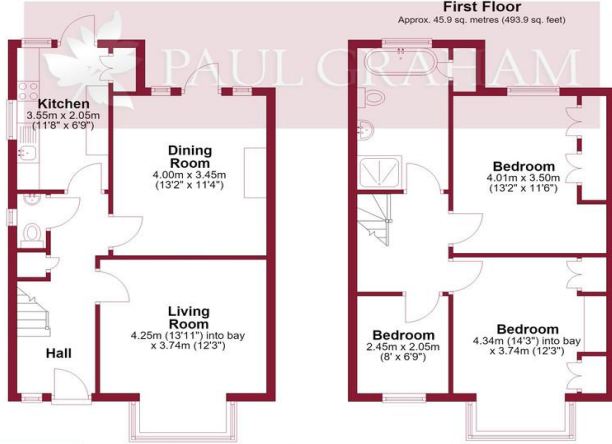
Main area: approx. 45.9 sq. metres (493.7 sq. feet)

Plus garage, approx. 12.6 sq. metres (135.6 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



Main area: Approx. 91.7 sq. metres (987.6 sq. feet)

Plus garages, approx. 12.6 sq. metres (135.6 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

LOUNGE 13' 11 into bay" x 12' 3" (4.24m x 3.73m)

DINING ROOM 13' 2" x 11' 4" (4.01m x 3.45m)

KITCHEN 11' 8" x 6' 9" (3.56m x 2.06m)

WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' 3 into bay" x 12' 3" (4.34m x 3.73m)

BEDROOM 2 13' 2" x 11' 6" (4.01m x 3.51m)

BEDROOM 3 8' x 6' 9" (2.44m x 2.06m)

FAMILY BATHROOM

LARGE GARDEN

GARAGE

DRIVEWAY

CLOSE TO WILSONS AND OTHER EXCELLENT SCHOOLS



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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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