

19 Lordsbury Field, South Wallington, Surrey, SM6 9PE
£1,250,000 Freehold

 PAUL GRAHAM



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DESCRIPTION

An impressive and substantial four-bedroom detached residence, ideally positioned on a sought after, tree lined road in the desirable South Wallington area. The attractive family home offers spacious and well-proportioned accommodation throughout, enhanced by a double storey side extension which provides generous living space across both floors. The property provides well-balanced and versatile accommodation throughout, ideal for modern family living. The ground floor features a welcoming entrance hall leading to two generous reception rooms, offering ample space for both formal entertaining and everyday living. Large windows allow for an abundance of natural light, enhancing the sense of space and comfort. The kitchen is fitted with a range of cabinets and granite worksurfaces and boasts views over the impressive rear garden.

The spacious dining/sunroom is an ideal area for entertaining and again has windows and doors out to the rear garden. Upstairs, the property continues to impress with well-proportioned bedrooms and family bathroom facilities, all offering further potential for personalisation. One of the standout features of this home is the substantial rear garden, providing a peaceful and private outdoor space ideal for families. One of the standout features of this home is the substantial rear garden, providing a peaceful and private outdoor space ideal for families and entertaining. The garden also benefits from a brick build out building perfectly suited for use as a workshop, home gym or studio, there is also an additional outbuilding perfect for storage. The front offers a generous gravel driveway provides ample off street parking.



ROOMS

SPACIOUS ENTRANCE HALL

RECEPTION 1 20' 8" x 20' 1" (6.3m x 6.12m)

RECEPTION 2 15' 9 into bay" x 12' (4.8m x 3.66m)

DINING/SUNROOM 18' 10" x 16' 5" (5.74m x 5m)

KITCHEN 15' 5" x 12' (4.7m x 3.66m)

STAIRS TO THE GALLERIED LANDING

STUDY/READING AREA

BEDROOM 1 15' 11 max" x 12' 2" (4.85m x 3.71m)

BEDROOM 2 14' 5" x 8' 9" (4.39m x 2.67m)

BEDROOM 3 15' 9 into bay" x 12' (4.8m x 3.66m)

SHOWER ROOM

BEDROOM 4 12' x 8' 6" (3.66m x 2.59m)

BATHROOM

OUTBUILDING 24' 3" x 6' 1" (7.39m x 1.85m)

LARGE GARDEN

GATED GRAVEL DRIVEWAY

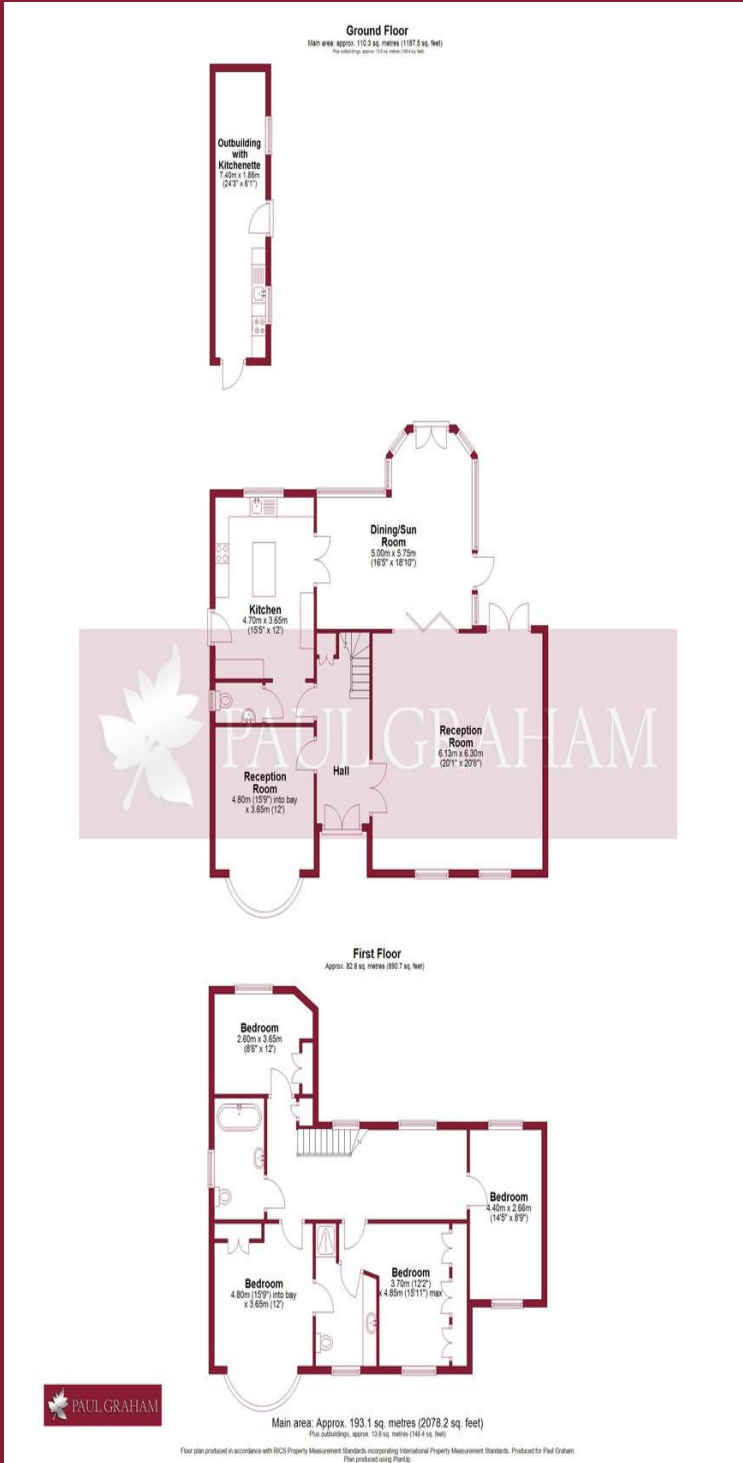
OUTBUILDING 2



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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