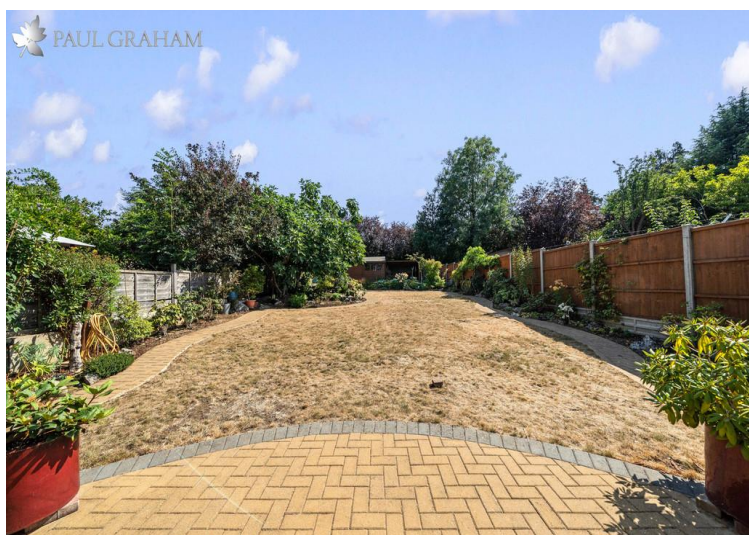
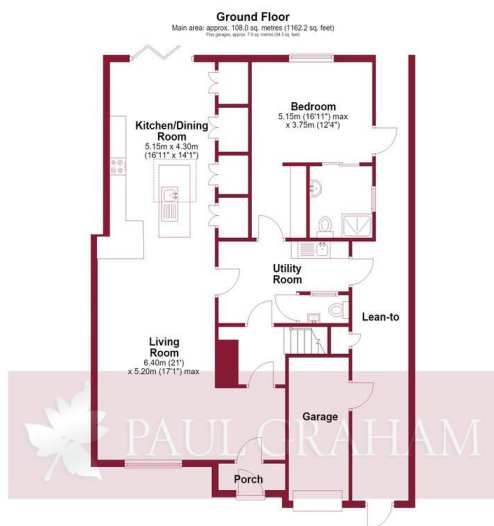




41 Ingleby Way, South Wallington, Surrey, SM6 9LP | **Guide Price £750,000**

Offered for sale with no chain this beautifully presented four bedroom semi detached family homes has undergone an extensive programme of modernisation. Situated in a popular road in South Wallington, this property is ideal for families as there are many excellent schools close by, including Wallington Girls and Wilson's. An early viewing is advised.



Main area: Approx. 161.4 sq. metres (1736.8 sq. feet)  
Plus garage, approx. 17.8 sq. metres (191.5 sq. feet)  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards  
Produced for Paul Graham  
Plan produced using Planity

## ENTRANCE HALL

**LOUNGE** 17' 1 max" x 21' 0" (5.21m x 6.4m)

**KITCHEN/DINING ROOM** 16' 11" x 14' 1" (5.16m x 4.29m)

**BEDROOM 4** 16' 11 max" x 12' 4" (5.16m x 3.76m)

**EN SUITE SHOWER ROOM**

**UTILITY ROOM**

**STAIRS TO THE FIRST FLOOR**

**GALLERIED LANDING**

**BEDROOM 1** 13' 0" x 12' 0" (3.96m x 3.66m)

**BEDROOM 2** 13' 5" x 9' 6" (4.09m x 2.9m)

**BEDROOM 3** 12' 0" x 8' 2" (3.66m x 2.49m)

**BATHROOM**

**LARGE REAR GARDEN**

**DRIVEWAY PARKING FOR 2 CARS**

**NO CHAIN**



**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             |         | 81 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## WALLINGTON

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Email. wallington@paulgraham.co.uk

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