

3 Cranley Gardens, South Wallington, Surrey, SM6 9PR
£800,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are pleased to market this spacious and attractive halls adjoining semi detached house, offering fantastic scope to extend (subject to planning permission) and modernise to your own taste. The accommodation benefits from a generous entrance hall with access to a cellar, two reception rooms and a 17 ft kitchen/breakfast room. The first floor has four well-proportioned bedrooms and a family bathroom with a spiral staircase leading to the 2nd floor, where there is a 21 ft loft/games room. The front garden has a driveway leading to a garage, and the rear garden has an outside WC and access to the garage via a utility area. The property is situated in a popular residential road close to Wallington town centre and reputable schools. Viewing is highly recommended on this no chain property.



ROOMS

ENTRANCE HALL

CELLAR

RECEPTION 1 16' 7" x 12' 2" (5.05m x 3.71m)

RECEPTION 2 18' 9" x 12' 5" (5.72m x 3.78m)

KITCHEN/BREAKFAST ROOM 17' 7" x 10' 11"
(5.36m x 3.33m)

LANDING

BEDROOM 1 15' 2" x 14' 5" (4.62m x 4.39m)

BEDROOM 2 14' 5" x 14' 4" (4.39m x 4.37m)

BEDROOM 3 10' 11" x 9' 1" (3.33m x 2.77m)

BEDROOM 4 8' 11" x 8' 4" (2.72m x 2.54m)

FAMILY BATHROOM 8' x 7' 5" max (2.44m x 2.26m)

SPIRAL STAIRCASE TO 2ND FLOOR
LOFT/GAMES ROOM 21' x 12' 1" (6.4m x 3.68m)

OFF ROAD PARKING

GARAGE 25' 8" x 7' 11" (7.82m x 2.41m)

UTILITY AREA 7' 11" x 7' 11" (2.41m x 2.41m)

REAR GARDEN

OUTSIDE WC

NO CHAIN



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



%epcGraph_c_1_216%

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

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk