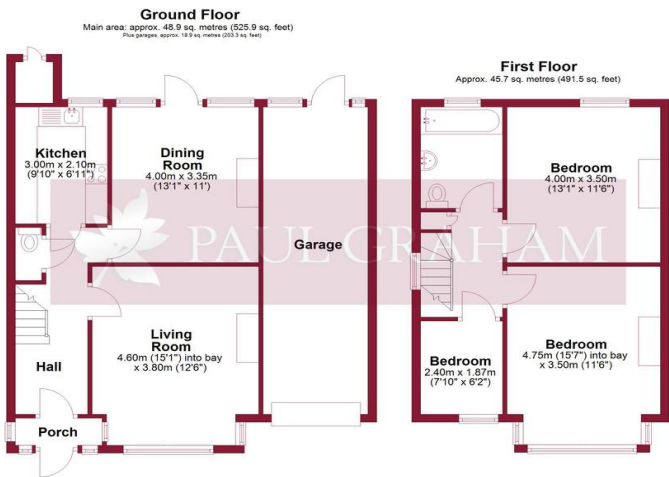


12 Crichton Avenue, Wallington, Surrey, SM6 8HL | **£650,000 Freehold**

Situated on a highly sought-after residential road, this attractive detached three bedroom has been recently updated, and boasts well-presented accommodation throughout featuring a modern fitted kitchen and a stylish, contemporary bathroom. The location is particularly appealing, being within close proximity to a range of reputable schools and local amenities.



Main area: Approx. 94.5 sq. metres (1017.4 sq. feet)
Plus garages: approx. 18.9 sq. metres (203.3 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using PlanIt360.

ENTRANCE HALL

LOUNGE 15' 1 into bay" x 11' 6" (4.6m x 3.51m)

DINING ROOM 13' 1" x 11' 0" (3.99m x 3.35m)

KITCHEN 9' 10" x 6' 11" (3m x 2.11m)

WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 15' 7 into bay" x 11' 6" (4.75m x 3.51m)

BEDROOM 2 13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM 3 7' 10" x 6' 2" (2.39m x 1.88m)

BATHROOM

FRONT AND REAR GARDENS

GARAGE

DRIVEWAY PARKING

MODERNISED THROUGHOUT



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	55 D	
39-54	E		
21-38	F		
1-20	G		

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