

33 Waterer Rise, South Wallington, Surrey, SM6 9DN
£795,000 Freehold



 PAUL GRAHAM



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DESCRIPTION

Situated on a sought-after residential road, this spacious four-bedroom semi-detached family home offers generous and versatile accommodation, ideal for modern family living. The property features two large reception rooms, providing ample space for both entertaining and everyday living, alongside a modern fitted kitchen complemented by a separate utility room. There are four well-proportioned bedrooms and two bath/shower rooms, offering flexibility for growing families.

Externally, the property benefits from a large private rear garden, perfect for outdoor enjoyment, as well as a garage providing additional storage or parking. Offered to the market with no onward chain.

Excellent schools are within close proximity, including Wilson's, St Elpheges and Bandon Hill. Mellows and Beddington Park are also only a short distance away, making this an ideal home for families. Wallington Girls and Wallington Boys are also nearby, making this property excellent for families.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 14' 11 into bay" x 13' 1" (4.55m x 3.99m)

DINING ROOM 15' 3" x 11' 8" (4.65m x 3.56m)

KITCHEN/BREAKFAST ROOM 14' 9" x 8' 1" (4.5m x 2.46m)

UTILITY ROOM 14' 9 max" x 7' 7 max" (4.5m x 2.31m)

FIRST FLOOR LANDING

BEDROOM 2 14' 7 into bay" x 12' 2 max" (4.44m x 3.71m)

BEDROOM 3 12' 6" x 11' 8 max" (3.81m x 3.56m)

BEDROOM 4 8' 3" x 7' 7" (2.51m x 2.31m)

BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 1 20' 2 max" x 18' 4 max" (6.15m x 5.59m)

SHOWER ROOM

LARGE GARDEN

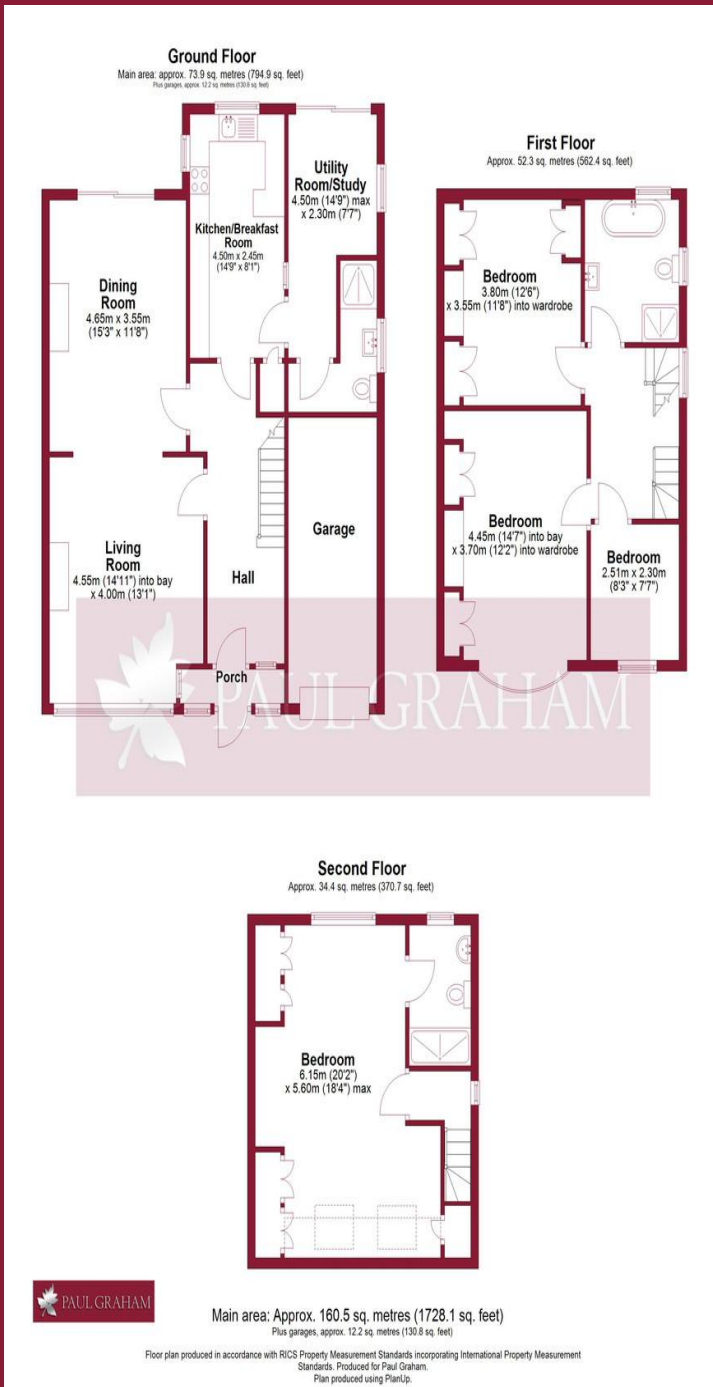
GARAGE AND DRIVEWAY



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FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 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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