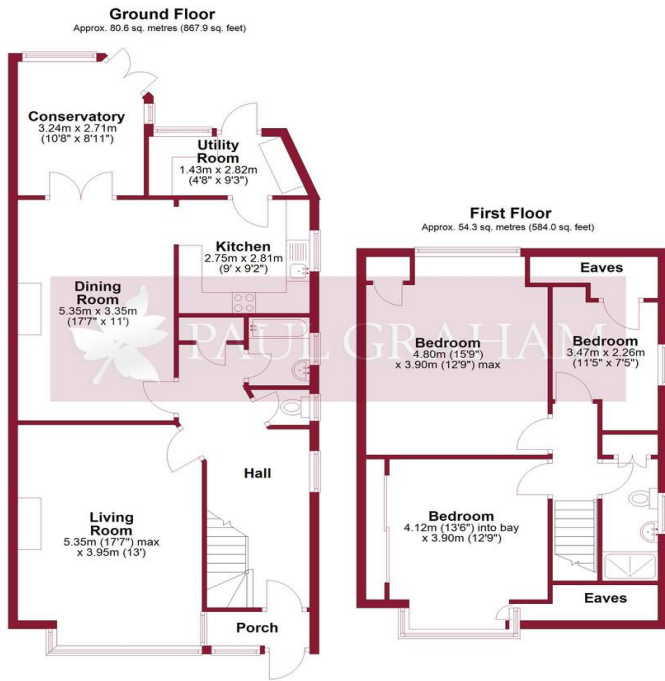




43 Queenswood Avenue, Wallington, Surrey, SM6 8HR | **£575,000 Freehold**

This well presented family house offering spacious and versatile accommodation is conveniently located close to local schools, local shops and transport links. The property boasts two reception rooms, a modern fitted kitchen and utility room. Upstairs, there are three good size bedrooms. Other benefits include two bath/shower rooms, garage and no onward chain.



Total area: approx. 134.9 sq. metres (1451.9 sq. feet)

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



ENTRANCE PORCH INTO ENTRANCE HALL

LOUNGE 17' 7" x 13' (5.36m x 3.96m)

DINING ROOM 17' 7" x 11' (5.36m x 3.35m)

CONSERVATORY 10' 8" x 8' 11" (3.25m x 2.72m)

FITTED KITCHEN 9' 2" x 9' 0" (2.79m x 2.74m)

UTILITY ROOM 9' 3" x 4' 8" (2.82m x 1.42m)

BATHROOM AND SEPARATE WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 5" x 12' 9" (4.8m x 3.89m)

BEDROOM 2 13' 6" x 12' 9" (4.11m x 3.89m)

BEDROOM 3 11' 5" x 7' 5" (3.48m x 2.26m)

SHOWER ROOM

FRONT AND REAR GARDENS

NO CHAIN

GARAGE



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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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