

45 Ingleby Way, South Wallington, Surrey, SM6 9LP
£750,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer this well maintained three bedroom semi-detached family house which is ideally located on a highly sought after road, within close proximity to excellent schools including Wilson's School and Wallington High School for Girls.

The property offers spacious and versatile accommodation, including two large reception rooms, a fitted kitchen, and two bath/shower rooms. There are three well proportioned bedrooms on the first floor, and a further office/study on the ground floor providing ample space for family living. To the outside there is a large garden and driveway offering plenty of parking.



ROOMS

ENTRANCE HALL

LIVING ROOM 20' 0" x 12' 11" (6.1m x 3.94m)

DINING ROOM 19' 6" x 12' 4" (5.94m x 3.76m)

KITCHEN/BREAKFAST ROOM 19' 4" x 7' 4" (5.89m x 2.24m)

STUDY 14' 1" x 8' 5" (4.29m x 2.57m)

SHOWER ROOM

STAIRS TO THE FIRST FLOOR

SPACIOUS LANDING

BEDROOM 1 15' 5 max" x 16' 1 max" (4.7m x 4.9m)

BEDROOM 2 12' 7" x 8' 10" (3.84m x 2.69m)

BEDROOM 3 10' 11" x 10' 10" (3.33m x 3.3m)

FAMILY BATHROOM

LARGE REAR GARDEN

AMPLE OFF STREET PARKING

**SITUATED WITHIN EASY REACH OF
WILSON'S AND WALLINGTON GIRLS**



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

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