

34 St. Mary Avenue, Wallington, Surrey, SM6 7JH
Offers over £700,000 Freehold



PAUL GRAHAM

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DESCRIPTION

A well-presented and deceptively spacious semi-detached family home, further benefiting from a versatile two storey attached annexe, ideal for extended family living, guest accommodation, or home-working purposes. The property boasts a good size well established rear garden with summer house and driveway parking at the front.

Ideally situated within close proximity to Beddington Park, the property is perfectly positioned for outdoor recreation and leisure pursuits. A selection of stations are within walking distance, offering convenient transport links into Central London and surrounding areas, while local shops, amenities, and well-regarded schools are also nearby.



ROOMS

ENTRANCE HALL

LOUNGE 12' 8" x 10' 10" (3.86m x 3.3m)

FAMILY ROOM 17' 4" x 11' 11" (5.28m x 3.63m)

KITCHEN/DINING ROOM 27' 11" x 9' 1" (8.51m x 2.77m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 9' 10" (3.99m x 3m)

BEDROOM 2 11' 0" x 9' 10" (3.35m x 3m)

BEDROOM 3 7' 1" x 6' 10" (2.16m x 2.08m)

BATHROOM

ANNEXE

OWN ENTRANCE

LOUNGE 21' 5" x 10' 2" (6.53m x 3.1m)

KITCHEN 16' 6" x 6' 6 max" (5.03m x 1.98m)

STAIRS TO THE FIRST FLOOR

BEDROOM 13' 2" x 10' 4" (4.01m x 3.15m)

SHOWER ROOM

WELL ESTABLISHED REAR GARDEN

SUMMER HOUSE 15' 10" x 9' 3" (4.83m x 2.82m)

DRIVEWAY PARKING

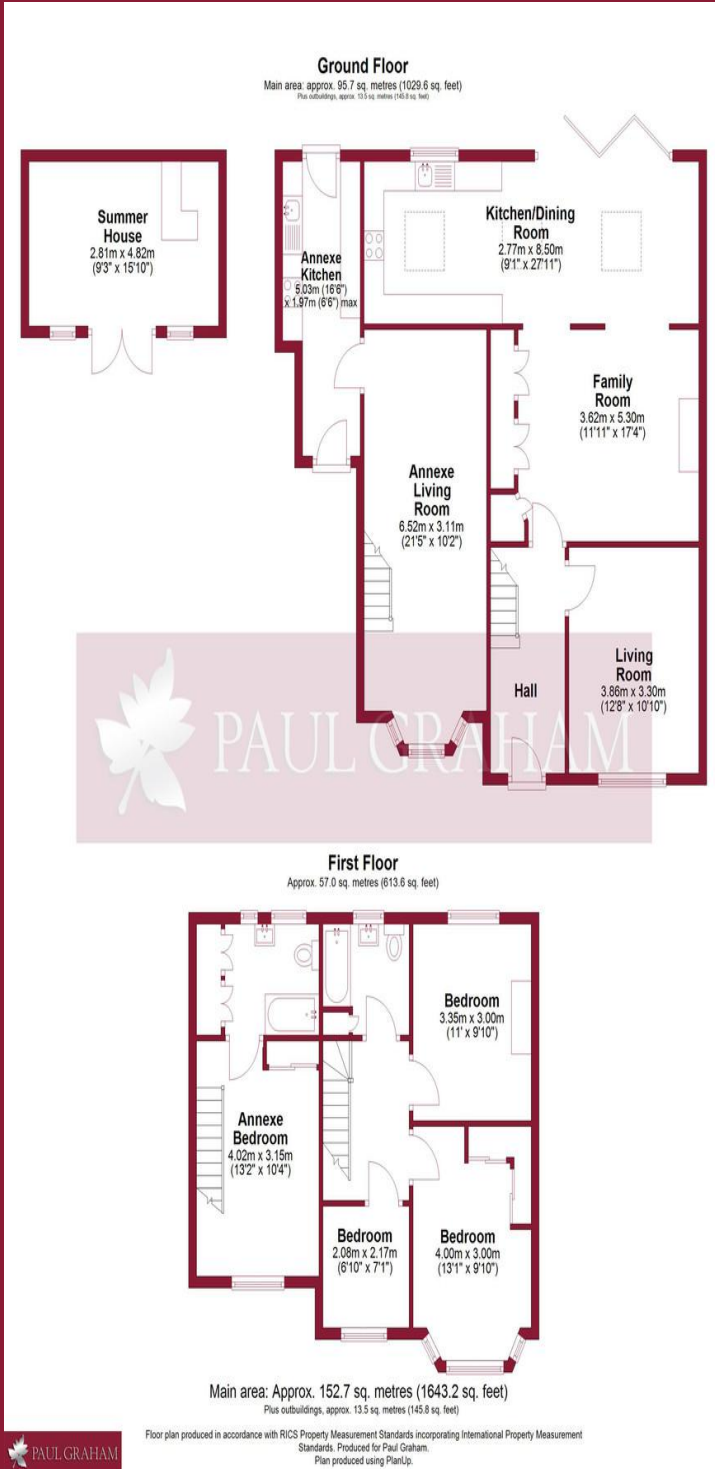
CLOSE TO BEDDINGTON PARK



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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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