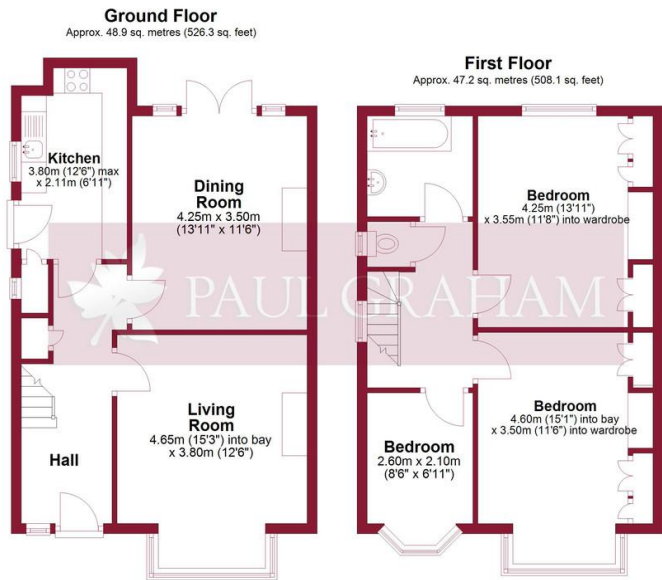




**39 Rookwood Avenue, Wallington, Surrey, SM6 8HF | £575,000 Freehold**

Paul Graham are pleased to market this well presented 3 bed semi detached house. The property offers potential to extend, subject to planning permission, and is situated on a quiet residential road close to local amenities and a variety of reputable schools, including Wallington County Grammar and Holy Trinity Primary School. Outside, there is a front garden with off street parking, and a good well sized established rear garden. Viewing is highly recommended.



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

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



**ENTRANCE HALL**

**RECEPTION 1** 14' 7" x 12' 4" (4.44m x 3.76m)

**RECEPTION 2** 13' 11" x 11' 5" (4.24m x 3.48m)

**KITCHEN** 12' 4" x 6' 11" (3.76m x 2.11m)

**LANDING**

**BEDROOM 1** 14' 9" x 11' 9" (4.5m x 3.58m)

**BEDROOM 2** 13' 11" x 11' 7" (4.24m x 3.53m)

**BEDROOM 3** 8' 9" x 6' 11" (2.67m x 2.11m)

**BATHROOM** 6' 10" x 6' 5" (2.08m x 1.96m)

**SEPARATE WC**

**OFF ROAD PARKING**

**FRONT AND REAR GARDENS**



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		86 B
69-80	C		
55-68	D	68 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