

51 Carleton Avenue, South Wallington, Surrey, SM6 9LW  
Guide Price £900,000 to £925,000 Freehold

 PAUL GRAHAM



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[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Paul Graham are pleased to market this attractive and well presented 4 bedroom detached house. This sought after road on the south side of Wallington is within easy reach of a variety of schools including Wilsons and Wallington High School for Girls. The garage has been converted which is used as a large study or a 5th bedroom. Other features include 2 good sized reception rooms with the 2nd leading to a conservatory, a ground floor WC and a 15 ft Kitchen. The First floor has 4 bedrooms and a family bathroom. Outside there is off street parking for 3 cars and has a large well established rear garden. Viewing is highly recommended.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**RECEPTION 1** 18' 4" x 12' (5.59m x 3.66m)

**RECEPTION 2** 14' 1" x 12' (4.29m x 3.66m)

**CONSERVATORY** 12' 10" x 12' (3.91m x 3.66m)

**OFFICE/BEDROOM 5** 17' 9" x 7' 9" (5.41m x 2.36m)

**GROUND FLOOR WC**

**KITCHEN** 15' 9" x 9' (4.8m x 2.74m)

**LANDING**

**BEDROOM 1** 18' 4" x 12' (5.59m x 3.66m)

**BEDROOM 2** 14' 1" x 12' (4.29m x 3.66m)

**BEDROOM 3** 19' x 7' 9" (5.79m x 2.36m)

**BEDROOM 4** 9' x 7' 9" (2.74m x 2.36m)

**FAMILY BATHROOM** 10' 2" x 7' 8" (3.1m x 2.34m)

**OFF ROAD PARKING**

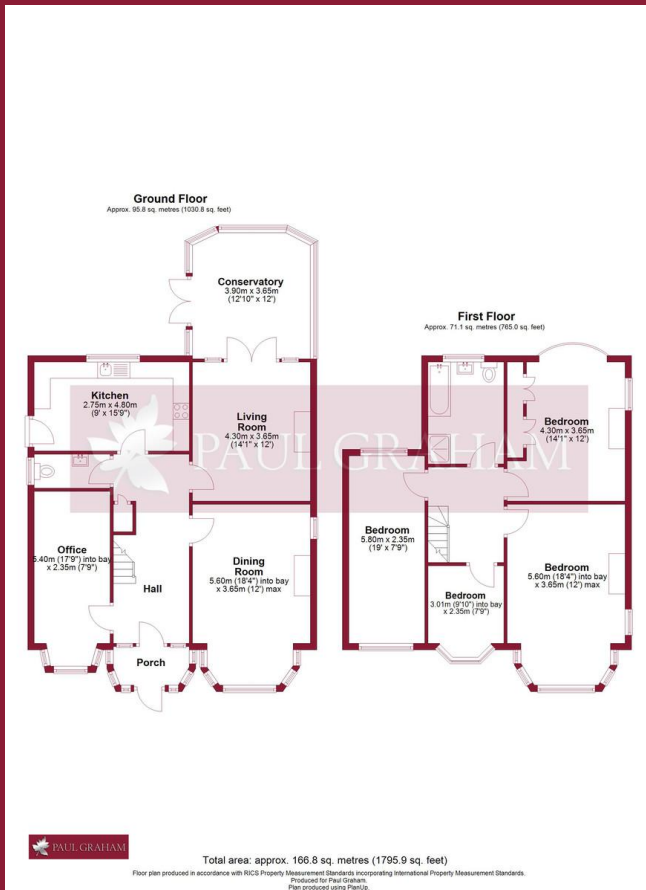
**LARGE REAR GARDEN**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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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