

59 The Drive, South Wallington, Surrey, SM6 9ND



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer for sale this spacious four bedroom detached family home which is located within easy reach of a number of reputable schools including John Fisher and Wallington Girls. The ground floor creates an ideal entertaining space featuring 2 large reception rooms and a 17'10 open plan kitchen/breakfast room. Upstairs the master bedroom has a private shower, there are 3 further bedrooms and modern bathroom. There is a wonderful rear garden and large driveway to the front leading to an integral garage.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL 16' 3" x 8' 0" (4.95m x 2.44m)

LOUNGE 16' 8" x 15' 5" (5.08m x 4.7m)

FAMILY ROOM 21' 4" x 14' 10" (6.5m x 4.52m)

KITCHEN/DINER 17' 10" x 17' (5.44m x 5.18m)

WC

STAIRS TO 1ST FLOOR

LANDING 12' 10" x 7' 5" (3.91m x 2.26m)

MASTER BEDROOM 14' 7" x 12' 5" (4.44m x 3.78m)

BEDROOM 2 14' 8" x 11' 6" (4.47m x 3.51m)

BEDROOM 3 10' 10" x 7' 9" (3.3m x 2.36m)

BEDROOM 4 8' 6" x 8' 1" (2.59m x 2.46m)

BATHROOM 8' x 7' 10" (2.44m x 2.39m)

LARGE REAR GARDEN

INTEGRAL GARAGE

SPACIOUS DRIVEWAY

VIEWING ADVISED

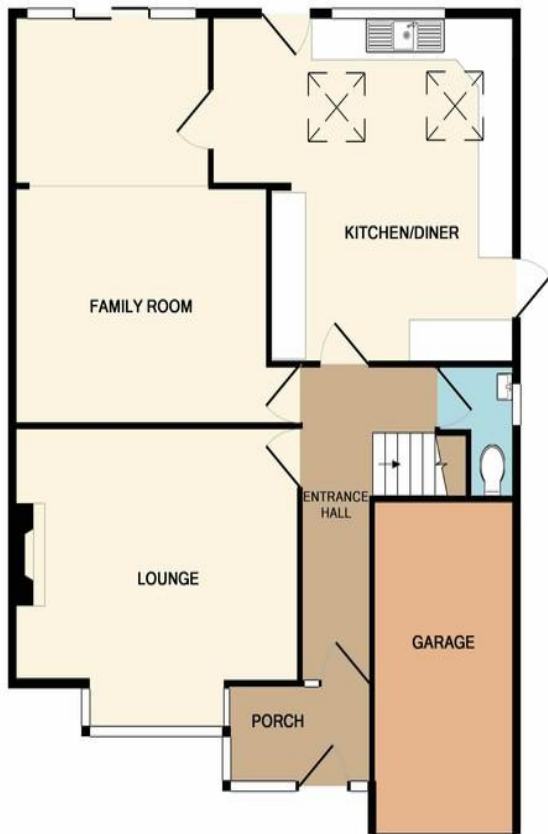
A STONES THROW TO JOHN FISHER SCHOOL



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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1063 SQ.FT.
(98.7 SQ.M.)

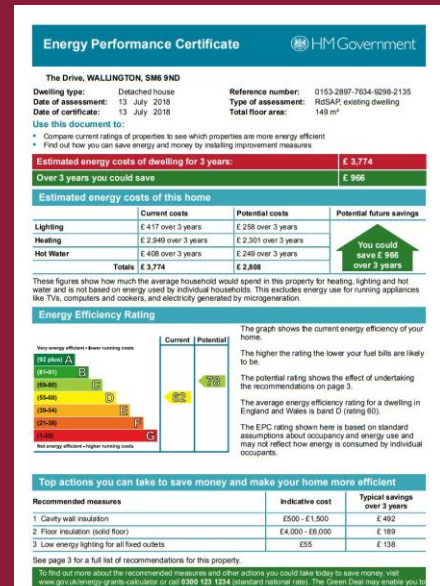


1ST FLOOR
APPROX. FLOOR
AREA 700 SQ.FT.
(65.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1762 SQ.FT. (163.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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