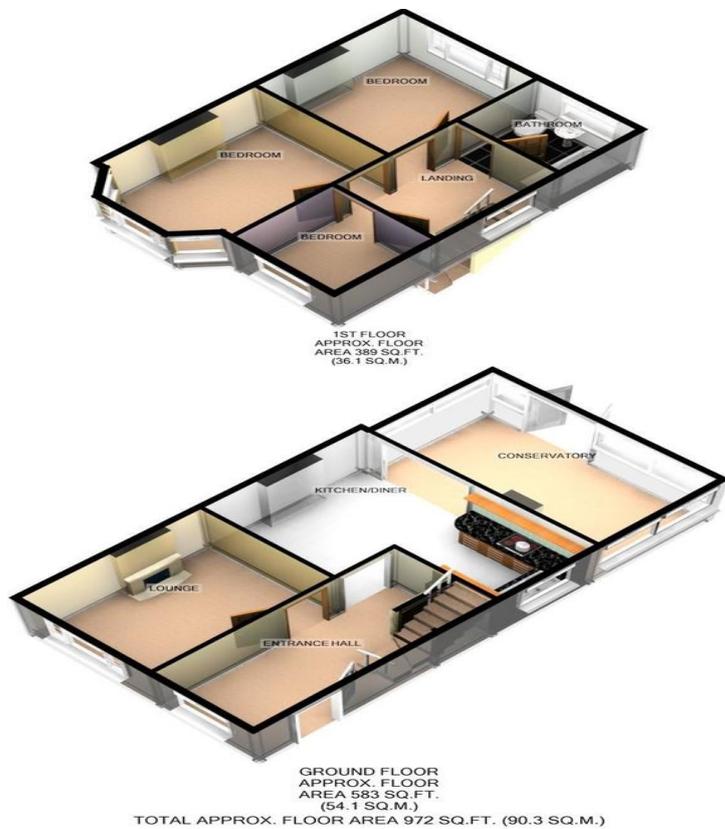




8 Burleigh Avenue, Wallington, Surrey, SM6 7JQ | **£450,000**

Located on the popular Butter Hill development. Paul Graham are pleased to offer for sale this 3 bedroom semi detached house which has a large conservatory. Other features include a separate reception and a dining area open plan to kitchen. The bathroom has been refitted and outside there is off street parking to the front with side access to a good size rear garden. Situated between Carshalton, Wallington and Hackbridge Train Stations. Viewing advised.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

ENTRANCE HALL 17' x 6' 11" (5.18m x 2.11m)

RECEPTION 1 12' 8" x 10' (3.86m x 3.05m)

KITCHEN/DINER 17' 4" reducing to 10'1" x 11' 9" reducing to 7'5" (5.28m x 3.58m)

CONSERVATORY 16' 10" x 9' 7" (5.13m x 2.92m)

LANDING

BEDROOM 1 13' x 9' 1" (3.96m x 2.77m)

BEDROOM 2 11' x 10' (3.35m x 3.05m)

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

BATHROOM 7' x 6' 2" (2.13m x 1.88m)

REAR GARDEN

OFF STREET PARKING



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.

Energy Performance Certificate HM Government

Burleigh Avenue, WALLINGTON, SM6 7JQ

Dwelling type: Semi-detached house Reference number: 8759 7120-8689-7100-4076
 Date of assessment: 30 October 2018 Type of assessment: RDSA/F existing dwelling
 Date of certificate: 30 October 2018 Total floor area: 91 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,460
Over 3 years you could save	£ 588

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 188 over 3 years	You could save £ 588 over 3 years
Heating	£ 1,833 over 3 years	£ 1,455 over 3 years	
Hot Water	£ 315 over 3 years	£ 228 over 3 years	
Totals	£ 2,460	£ 1,872	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower heating costs	Current	Potential	Not energy efficient - higher heating costs
A (92-100)	B (81-91)	C (69-80)	D (55-68)
E (39-54)	F (29-38)	G (1-28)	

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 390
2. Low energy lighting for all fixed outlets	£65	£ 111
3. Slow water heating	£4,000 - £8,000	£ 64

See page 3 for a full list of recommendations for this property.
 To find out more about recommended measures and/or to see if you could save money by using energy, visit www.gov.uk/energy-grants-calculator or call 0800 123 5234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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