



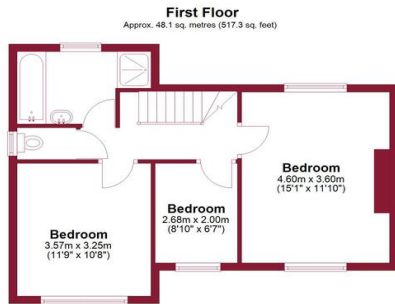
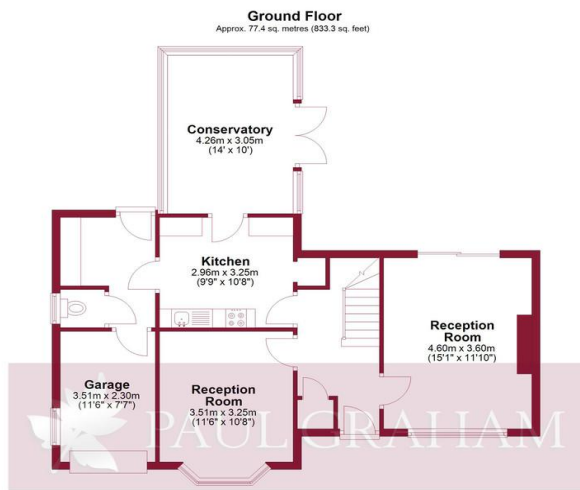
PAUL GRAHAM



**63 Blenheim Gardens, South Wallington, Surrey, SM6 9PW | Guide Price £700,000**

Paul Graham are delighted to offer this semi detached family home is conveniently positioned within easy reach of Wallington town centre which provides a good selection of shopping, cafes and transport links including rail services to London. A range of reputable schools can be found close by. This property benefits from no onward chain and an early viewing is recommended.





Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

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

## ENTRANCE HALL

**LOUNGE** 15' 1" x 11' 10" (4.6m x 3.61m)

**DINING ROOM** 11' 6" x 10' 8" (3.51m x 3.25m)

**KITCHEN** 10' 8" x 9' 9" (3.25m x 2.97m)

## UTILITY ROOM

## WC

**CONSERVATORY** 14' 0" x 10' 0" (4.27m x 3.05m)

## STAIRS TO THE FIRST FLOOR

## LANDING

**BEDROOM** 11' 5' 1" x 11' 10" (4.6m x 3.61m)

**BEDROOM** 2' 11' 9" x 10' 8" (3.58m x 3.25m)

**BEDROOM** 3' 8' 10" x 6' 7" (2.69m x 2.01m)

## BATHROOM

## DRIVEWAY PARKING

**GARAGE** 11' 6" x 7' 2" (3.51m x 2.18m)

## NO CHAIN



**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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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Wallington  
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Email. wallington@paulgraham.co.uk

## CARSHALTON

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