

65 The Drive, South Wallington, Surrey, SM6 9ND  
£975,000 Freehold



PAUL GRAHAM

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





## DESCRIPTION

Paul Graham are pleased to market this 4 bedroom detached house situated on one of South Wallington most sort after roads over looking green space. Benefitting from a 24 ft reception room, 15 ft kitchen, ground floor WC, 4 good size bedrooms and a first floor family bathroom. with off street parking, a garage and a large rear garden, Viewing is recommended on the no chain property.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**GROUND FLOOR WC**

**RECEPTION ROOM** 24' 2" x 14' 10" (7.37m x 4.52m)

**CONSERVATORY** 12' 2" x 7' 8" (3.71m x 2.34m)

**UTILITY/STORAGE**

**KITCHEN** 14' 7" x 8' (4.44m x 2.44m)

**LANDING**

**BEDROOM 1** 16' 5" x 12' 3" (5m x 3.73m)

**BEDROOM 2** 13' 1" x 11' 6" (3.99m x 3.51m)

**BEDROOM 3** 12' 11" x 7' 11" (3.94m x 2.41m)

**BEDROOM 4** 8' 2" x 8' (2.49m x 2.44m)

**FAMILY BATHROOM** 8' x 8' (2.44m x 2.44m)

**OFF ROAD PARKING**

**GARAGE**

**LARGE REAR GARDEN**

**SORT AFTER ROAD**

**NO CHAIN**

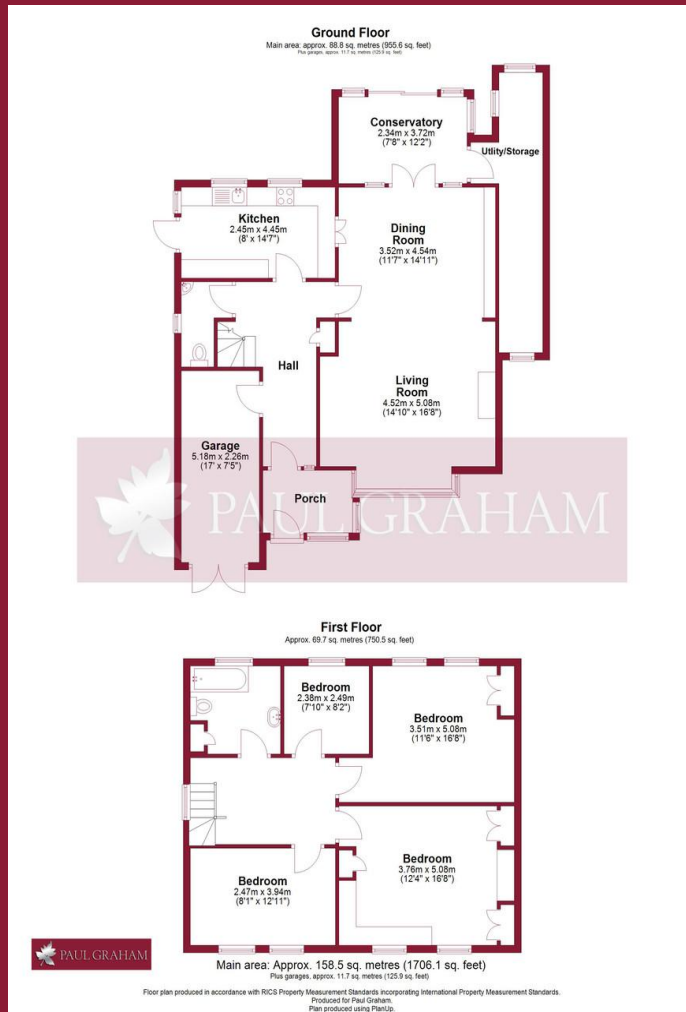


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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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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## CARSHALTON

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