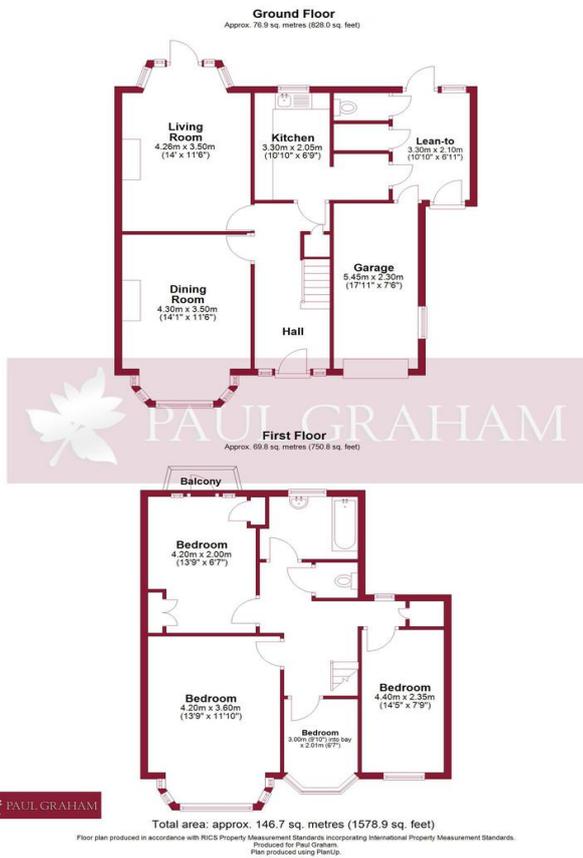




19 Carleton Avenue, South Wallington, Surrey, SM6 9LW | **Guide Price £750,000 Freehold**

Offered for sale with no onward chain, this spacious semi detached family home is situated in a sought after road on the south side of Wallington and is within easy reach of a variety of schools including Wilsons and Wallington High School for Girls. The property which does require updating provides an opportunity for the new owners to make their own mark.



ENTRANCE HALL

LIVING ROOM 14' 1" x 11' 6" (4.29m x 3.51m)

DINING ROOM 14' 0" x 11' 6" (4.27m x 3.51m)

KITCHEN 10' 10" x 6' 9" (3.3m x 2.06m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 9" x 11' 10" (4.19m x 3.61m)

BEDROOM 2 14' 5" x 7' 9" (4.39m x 2.36m)

BEDROOM 3 13' 9" x 6' 7 narrowest point" (4.19m x 2.01m)

BEDROOM 4 10' 6" x 7' 0" (3.2m x 2.13m)

BATHROOM

LARGE REAR GARDEN

FRONT GARDEN

DRIVEWAY

GAR AGE 17' 11" x 7' 6" (5.46m x 2.29m)

GAS CENTRAL HEATING



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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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