

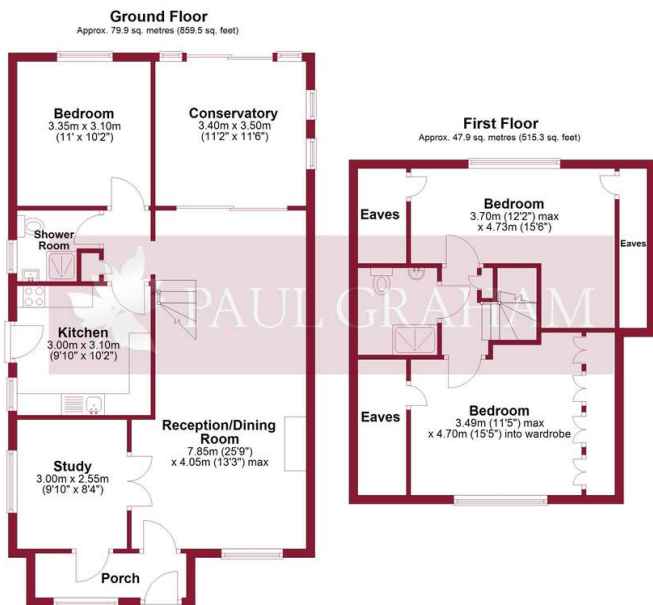


PAUL GRAHAM



27 Link Lane, South Wallington, Surrey, SM6 9EA | **Guide Price £685,000 Freehold**

Paul Graham are pleased to market this 3 bed detached chalet house, situated in one of South Wallington's most sort after roads being so close to Wilson Boys School and Bandon Hill Primary School. Starting from the porch which leads on to a large 25 ft reception room which has access to the 2nd reception/study, the conservatory, and the inner hall which leads to the kitchen, family bathroom and bedroom 3. The first floor has 2 bedrooms and a shower room with WC. Outside there is a large front and rear garden, off street parking for several cars and access to garage, Viewing is recommended on this no chain property.



Total area: approx. 127.7 sq. metres (1374.9 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 PORCH

RECEPTION 1 25' 7" x 13' 2" reducing to 11' 5" (7.8m x 4.01m)

RECEPTION 2/STUDY 9' 11" x 8' 4" (3.02m x 2.54m)

CONSERVATORY 11' 7" x 11' 1" (3.53m x 3.38m)

INNER HALL

KITCHEN 9' 11" x 8' 11" (3.02m x 2.72m)

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)

BEDROOM 3 10' 11" x 10' 1" (3.33m x 3.07m)

LANDING

BEDROOM 1 15' 3" x 10' 3" (4.65m x 3.12m)

SHOWER ROOM 7' 3" x 4' 1" (2.21m x 1.24m)

BEDROOM 2 15' 4" x 12' 1" reducing to 7' 2" (4.67m x 3.68m)

FRONT GARDEN

OFF STREET PARKING

GARAGE

LARGE REAR GARDEN

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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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