

36 Bute Gardens, Wallington, Surrey, SM6 8SS  
Offers Over £700,000 Freehold

 PAUL GRAHAM



PAUL GRAHAM

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



## DESCRIPTION

Paul Graham are delighted to present this spacious five bedroom semi detached family home which is situated in a highly sought-after and popular residential location, within close proximity to excellent schools, local amenities, and Wallington station, providing convenient transport links to London. The property is offered for sale with no chain.

This impressive property offers spacious and versatile accommodation throughout. The ground floor features a large open-plan kitchen/breakfast room, ideal for modern family living and entertaining. There is also a separate living room and dining area. Other benefits include a conservatory, utility and downstairs Wc.

Arranged over the upper floors are five good sized bedrooms. The property benefits from two bath/shower rooms (one being ensuite), ensuring convenience for larger families. Further features include a useful walk-in airing cupboard, providing excellent storage space. Externally, the property boasts a generous rear garden, with large patio area ideal for entertaining and a multi purpose garden room. To the front, a driveway provides off-road parking. This excellent home combines generous living space with a prime location, making it an ideal choice for growing families.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LIVING ROOM** 15' 9 max" x 12' 10" (4.8m x 3.91m)

**DINING ROOM** 13' 7" x 10' 5" (4.14m x 3.18m)

**CONSERVATORY** 14' 9" x 8' 2" (4.5m x 2.49m)

**KITCHEN/BREAKFAST ROOM** 14' 3" x 9' 10" (4.34m x 3m)

**UTILITY ROOM** 8' 2" x 6' 1" (2.49m x 1.85m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM 1** 15' 8 max" x 11' 6" (4.78m x 3.51m)

**BEDROOM 2** 13' 9" x 9' 2" (4.19m x 2.79m)

**BEDROOM 3** 9' 2" x 6' 7" (2.79m x 2.01m)

**BEDROOM 4** 12' 10" x 6' 1" (3.91m x 1.85m)

**BATHROOM**

**EN SUITE SHOWER ROOM**

**TOP FLOOR**

**BEDROOM 5** 14' 7" x 12' 2" (4.44m x 3.71m)

**LARGE GARDEN**

**GARDEN ROOM** 22 max' 0" x 9' 11 max" (6.71m x 3.02m)

**DRIVEWAY PARKING**

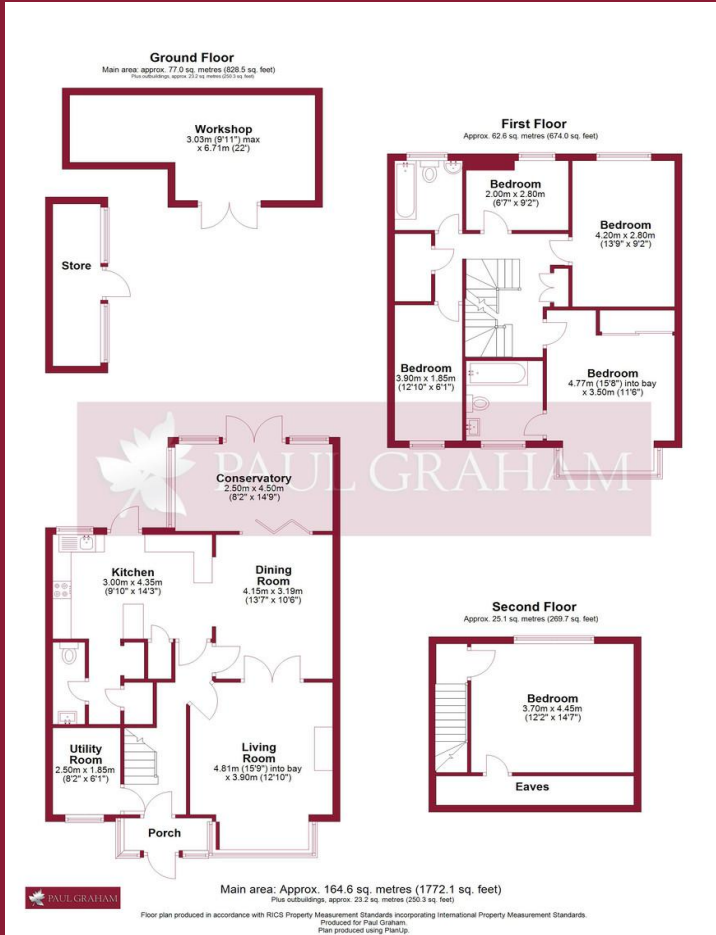
**NO CHAIN**



# PAUL GRAHAM

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

# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk