

95 Blenheim Gardens, South Wallington, Surrey, SM6 9PW
£850,000 Freehold

 PAUL GRAHAM



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DESCRIPTION

A substantial, period double fronted semi detached family home which offers generously proportioned accommodation throughout, featuring five bedrooms, three reception rooms, and an floor shower room/WC.

Retaining a wealth of character and original period features, including ornate corncing, stained glass windows, and high ceilings, this elegant home combines classic impressive open-plan kitchen/dining area. The property benefits from a southerly aspect rear garden, driveway parking, utility room, family bathroom, and a ground-charm with versatile family living space.



ROOMS

SPACIOUS ENTRANCE HALL

BASEMENT

LOUNGE 17' 1" into bay" x 13' 1" (5.21m x 3.99m)

FAMILY ROOM 15' 1" x 13' 1" (4.6m x 3.99m)

STUDY/PLAYROOM 14' 3" x 8' 4" (4.34m x 2.54m)

KITCHEN 13' 3" x 14' 0" (4.04m x 4.27m)

DINING ROOM 12' 3" x 8' 10" (3.73m x 2.69m)

UTILITY ROOM

SHOWER ROOM/WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 17 into bay' 0" x 13' 0" (5.18m x 3.96m)

BEDROOM 2 15' 1" x 13' 0" (4.6m x 3.96m)

BEDROOM 3 11' 0" x 11' 0" (3.35m x 3.35m)

BEDROOM 4 14' 1" x 8' 10" (4.29m x 2.69m)

BEDROOM 5/OFFICE 9' 7" x 6' 11" (2.92m x 2.11m)

BATHROOM

SOUTHERLY ASPECT GARDEN

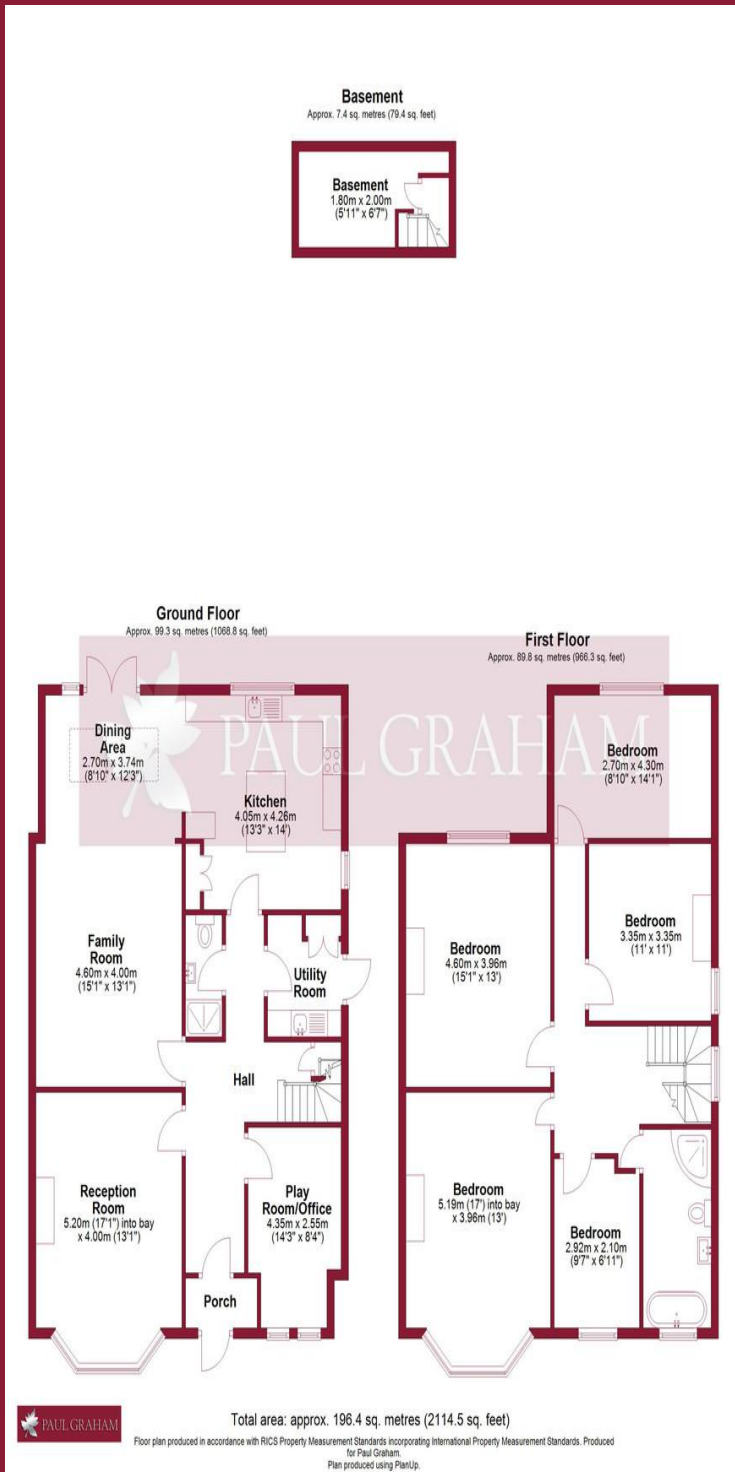
SOUGHT AFTER TREE LINED ROAD



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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

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