

3 Court Close, South Wallington, Surrey, SM6 9DQ



PAUL GRAHAM

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DESCRIPTION

Paul Graham are delighted to present this detached family home which is in a quiet private road of only three houses close to reputable schools including Wilson's, Wallington High School for Girls, St Elpheges and Bandon Hill primary schools. The property which has been refurbished throughout is laid over three floors and the accommodation features a 27'7 through lounge, a fitted kitchen/breakfast leading into a large family room and separate study.

The first floor comprises four bedrooms (three being double rooms) and a stylish family bathroom. Stairs lead up to the top floor which boasts a two further double bedrooms and a modern bathroom. The front of the property is approached via electric gates with off street parking for 3/4 cars and a garage. There is a low maintenance rear garden.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE 27' 7" x 11' 10" (8.41m x 3.61m)

KITCHEN/BREAKFAST ROOM 16' 6" x 10' (5.03m x 3.05m)

FAMILY ROOM 22' 7" x 13' 9" (6.88m x 4.19m)

STUDY 10' 3" x 8' 6" (3.12m x 2.59m)

WC

STAIRS TO FIRST FLOOR

BEDROOM 1 15' 4" x 13' 4" (4.67m x 4.06m)

BEDROOM 2 12' 2" x 10' 5" (3.71m x 3.18m)

BEDROOM 3 13' 2" x 7' 7" (4.01m x 2.31m)

BEDROOM 4 9' 8" x 7' 2" (2.95m x 2.18m)

FAMILY BATHROOM

STAIRS TO TOP FLOOR

LANDING

BEDROOM 5 19' 1" x 15' 7" (5.82m x 4.75m)

BEDROOM 6 11' 10" x 11' 3" (3.61m x 3.43m)

GUEST BATHROOM

LOW MAINTENANCE REAR GARDEN

DRIVEWAY VIA ELECTRIC GATES

GARAGE 16' 7" x 16' 5" (5.05m x 5m)

CLOSE TO GOOD SCHOOLS

CUL DE SAC OF 3 PROPERTIES



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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1239 SQ.FT.
(115.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

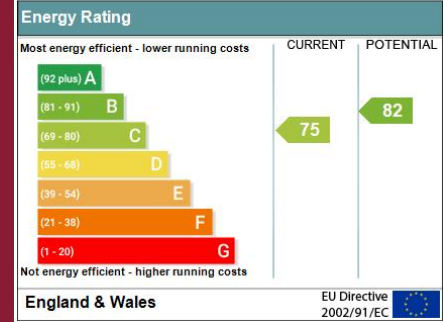


2ND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2360 SQ.FT. (219.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 3 COURT CLOSE, WALLINGTON, WALLINGTON, SM6 9DQ
RRN: 2761-3005-2204-1359-8204



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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