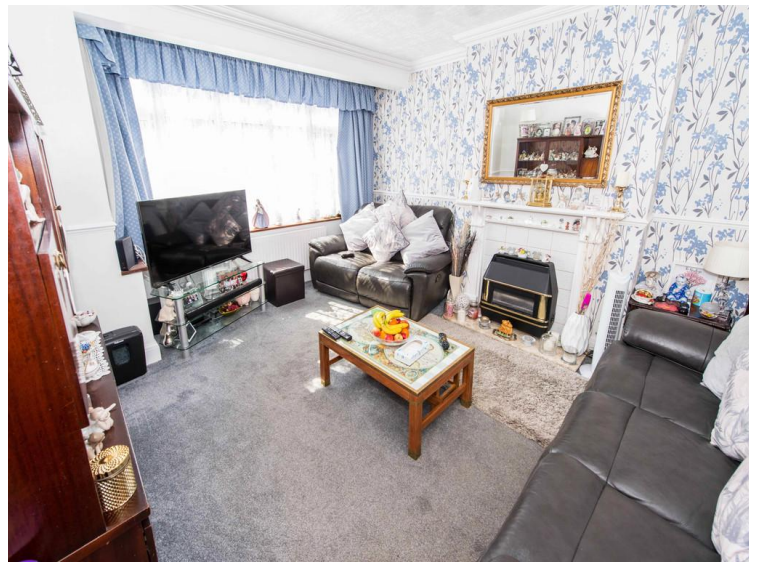




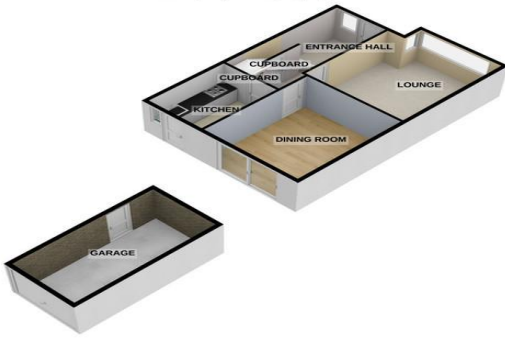
PAUL GRAHAM



91 Godalming Avenue, Wallington, Surrey, SM6 8NT | **£515,000**

Located close to popular schools including Highview and Bandon Hill primary schools and Wilson's School for Boys and local shops, this spacious three bedroom family house benefits from two good size reception rooms and fitted kitchen. The first floor boasts three good size bedrooms, a family bathroom and separate Wc. There are well maintained front and rear gardens with a detached garage and off street parking to the rear.

GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

ENTRANCE HALL

LOUNGE 14' 6" x 12' 6" (4.43m x 3.83m)

DINING ROOM 14' 0" x 12' 0" (4.27m x 3.67m)

KITCHEN 10' 2" x 7' 4" (3.1m x 2.24m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 11' 4" x 11' 1" (3.45m x 3.4m)

BEDROOM 14' 0" x 11' 1" (4.27m x 3.4m)

BEDROOM 8' 8" x 8' 2" (2.65m x 2.51m)

BATHROOM

SEPARATE WC

FRONT AND REAR GARDENS

GARAGE

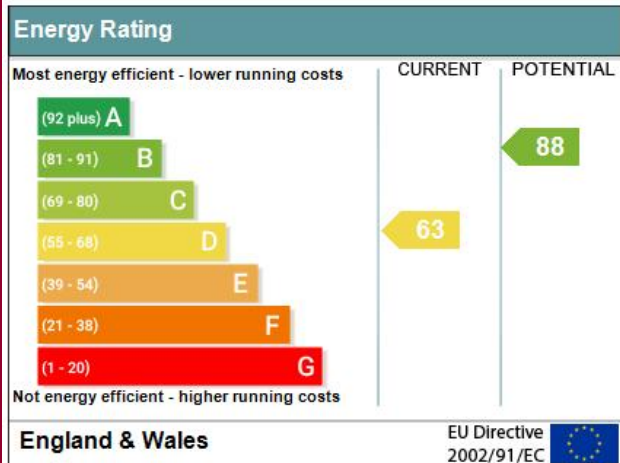
OFF STREET PARKING

VIEWING ADVISED



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.

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