



PAUL GRAHAM



31 The Mead, South Wallington, Surrey, SM6 9DU | **Guide Price £800,000**

Located in a popular road close to popular schools including Wilson's, Bandon Hill and St Elpheges primary schools. The property is situated within easy reach of local bus routes and offers versatile accommodation laid out over two floors comprises of a spacious entrance hall, a good size lounge leading out to the conservatory. The modern refitted kitchen/breakfast room overlooks the garden and has a separate utility room. There are three double bedrooms on the ground floor (one boasting an en-suite shower room) and a family bathroom with jacuzzi. Upstairs there is a large bedroom and en-suite Wc. The southerly aspect rear garden featured a self contained lodge. The front provides ample off street parking and garage. No Chain



GROUND FLOOR
APPROX. FLOOR
AREA 2237 SQ.FT.
(207.8 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(88.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2705 SQ.FT. (251.3 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor area calculations, all details, variations, omissions and errors shall remain the responsibility of the client and not the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 12' 11" x 12' 2" (3.94m x 3.71m)

KITCHEN/BREAKFAST ROOM 18' 2" x 12' (5.54m x 3.66m)

UTILITY ROOM 9' x 5' 7" (2.74m x 1.7m)

CONSERVATORY 14' 6" x 14' 2" (4.42m x 4.32m)

BEDROOM 11' 7" x 16' 4" (5.38m x 5.0m)

ENSUITE SHOWER ROOM

BEDROOM 2' 15' 3" x 12' 5" (4.65m x 3.78m)

BEDROOM 3' 15' 3" x 12' 5" (4.65m x 3.78m)

FAMILY BATHROOM

STAIRS TO THE FIRST FLOOR

BEDROOM 4' 26' 9 max" x 21' 2 max" (8.15m x 6.45m)

ENSUITE WC

LARGE REAR GARDEN WITH

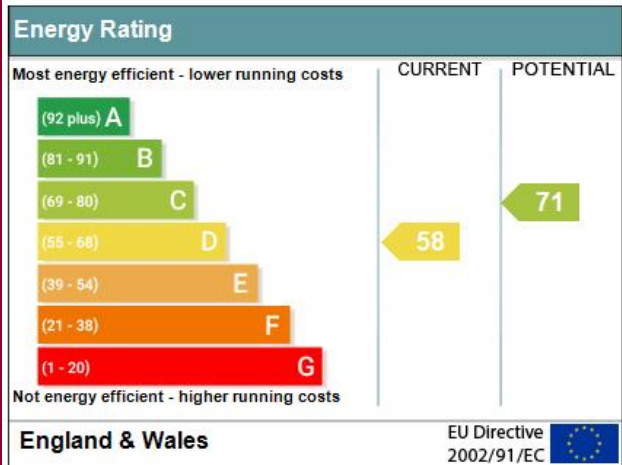
SELF CONTAINED LODGE

GARAGE OFF STREET PARKING



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.

Address: 31 THE MEAD, WALLINGTON, WALLINGTON, SM6 9DU
RRN: 0370-2523-1040-2929-7531



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