



34 Redford Avenue, South Wallington, Surrey, SM6 9DP | **£800,000**

Located on a bold corner plot within a short walk of Wilson's, St Elphege's and Bandon Hill schools, this attractive semi detached house has been extended by the current owners. The accommodation comprises a spacious entrance porch and hallway, three large reception rooms, a refitted kitchen/breakfast room and Wc, Upstairs there are four bedrooms (three being doubles) and two bath/shower rooms. There is ample off street parking at the front of the property, a large rear garden and garage at the rear. Viewing advised.



**GROUND FLOOR**  
1045 sq.ft. (97.1 sq.m.) approx.



**1ST FLOOR**  
726 sq.ft. (67.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1771 sq.ft. (164.6 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 PORCH**

**ENTRANCE HALL** 17' x 10' 3" (5.18m x 3.12m)

**LOUNGE** 16' 3" x 14' 4" (4.95m x 4.37m)

**DINING ROOM** 19' 6" x 11' 2" (5.94m x 3.4m)

**STUDY/FAMILY ROOM** 17' 1" x 8' 1" (5.21m x 2.46m)

**KITCHEN/BREAKFAST ROOM** 15' 4" x 8' 11" (4.67m x 2.72m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM 1** 16' 3" x 12' 4" (4.95m x 3.76m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2** 15' 4" x 11' 5" (4.67m x 3.48m)

**BEDROOM 3** 12' 11" x 12' 2" (3.94m x 3.71m)

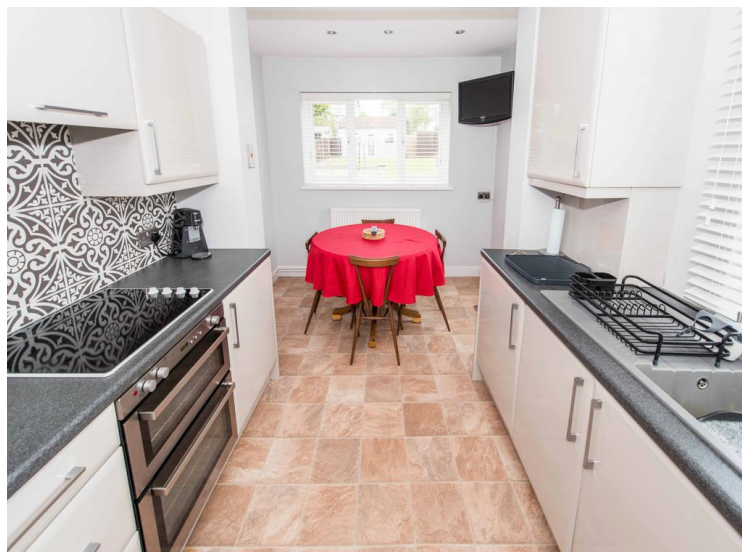
**BEDROOM 4** 8' 5" x 8' 4" (2.57m x 2.54m)

**FAMILY BATHROOM** 9' x 7' 6" (2.74m x 2.29m)

**LARGE REAR GARDEN**

**DRIVEWAY PARKING AT THE FRONT**

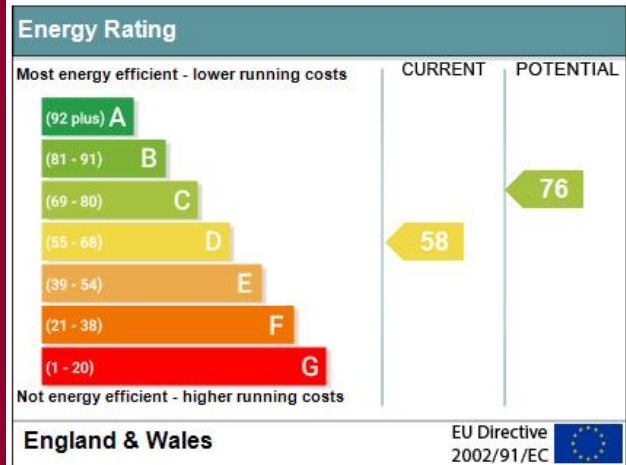
**GARAGE AT THE REAR**



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: 34 REDFORD AVENUE, WALLINGTON, WALLINGTON, SM6...

RRN: 0330-2159-1050-2299-2651



**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