

83 Marchmont Road, South Wallington, Surrey, SM6 9NT

£795,000



PAUL GRAHAM

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DESCRIPTION

Paul Graham are delighted to present this spacious detached family home located on popular road on the South side of Wallington close to Wallington High School for Girls. The beautifully presented accommodation boasts a spacious lounge, two further reception rooms area a large kitchen/breakfast room. Upstairs benefits from four good size bedrooms, two bath/shower rooms and a good size rear garden with two detached garages.



ROOMS

ENTRANCE HALL 16' 6" x 6' 5" (5.03m x 1.96m)

LOUNGE 15' 11" x 12' 1" (4.85m x 3.68m)

DINING ROOM 14' 4" x 10' 1" (4.37m x 3.07m)

FAMILY ROOM 12' 1" x 10' 1" (3.68m x 3.07m)

KITCHEN/BREAKFAST ROOM 19' 8" x 9' 8" (5.99m x 2.95m)

BATHROOM

**STAIRS TO THE FIRST FLOOR
LANDING**

MASTER BEDROOM 15' 9" x 10' 11" (4.8m x 3.33m)

BEDROOM 2 19' 4" x 10' 2" (5.89m x 3.1m)

BEDROOM 3 15' 3" x 8' 4" (4.65m x 2.54m)

BEDROOM 4 9' 8" x 7' 4" (2.95m x 2.24m)

SHOWER ROOM

REAR GARDEN

TWO DETACHED GARAGES

OFF STREET PARKING

VIEWING ADVISED

CLOSE TO REPUTABLE SCHOOLS



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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 839 SQ.FT.
(77.9 SQ.M.)



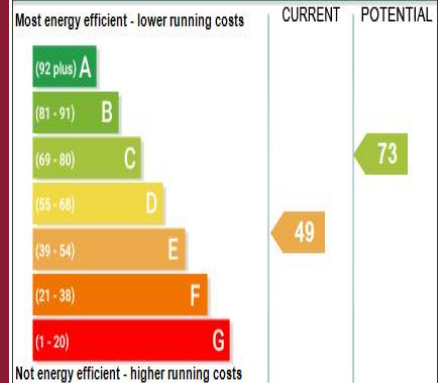
1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1498 SQ.FT. (139.2 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: 83 MARCHMONT ROAD, WALLINGTON, WALLINGTON, SM...
RRN: 0380-2282-7040-2499-3531

Energy Rating



England & Wales

EU Directive
2002/91/EC

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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