

10 Holmwood Gardens, Wallington, SM6 0HN    Guide Price £925,000



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A beautiful 4 bedroom Edwardian home conveniently located in the heart of Wallington. The town centre, mainline station and several bus routes are all within walking distance whilst the area is well served with popular state and grammar schools, fantastic open spaces and easy access to the M23/25 Motorways, providing access to the major London airports. This imposing property offers spacious and flexible accommodation and boasts many period and original features which blend perfectly with modern additions and a number of improvements made by the current owners. There is also potential for further extension in the loft space to provide further bedrooms. (subject to the usual consents) An internal inspection is strongly advised to appreciate this lovely home.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**FRONT RECEPTION/LOUNGE** 15' 1" x 14' 5" (4.6m x 4.4m)

**REAR RECEPTION/FAMILY ROOM** 21' 3" x 14' 1" (6.5m x 4.3m)

**STUDY AREA**

**OFFICE** 15' 7" x 8' 0" (4.75m x 2.45m)

**CELLAR** 11' 1" x 10' 9" (3.4m x 3.3m)

**SHOWER ROOM**

**KITCHEN/DINER/BREAKFAST ROOM** 27' 10" x 12' 1" (8.5m x 3.7m)

**UTILITY ROOM**

**FIRST FLOOR LANDING**

**MASTER BEDROOM** 15' 1" x 14' 5" (4.6m x 4.4m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2** 14' 5" x 13' 1" (4.4m x 4.0m)

**BEDROOM 3** 11' 5" x 10' 9" (3.5m x 3.3m)

**BEDROOM 4** 10' 11" x 8' 6" (3.35m x 2.6m)

**FAMILY BATHROOM**

**PARKING FOR SEVERAL VEHICLES**

**GARAGE**

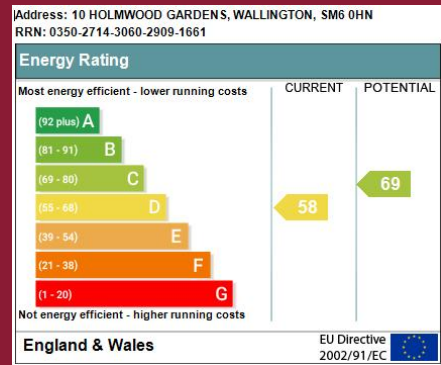
**WESTERLY ASPECT GARDEN**



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# FLOOR PLAN



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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