

13 Hall Road, South Wallington, Surrey, SM6 0RT
£1,199,999 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

The White House is a substantial detached family house positioned in a tree lined road in south Wallington. The property boasts three reception rooms, large fitted kitchen and separate utility room and Wc. There are seven bedrooms, three bath/Shower Rooms a large garden and driveway to attached garage. Hall Road is well positioned for a range of reputable schools including Wallington High School for Girls.



ROOMS

PORCH

RECEPTION HALL

LOUNGE 18' 10" x 17' 8" (5.75m x 5.4m)

FAMILY ROOM 14' 5" x 13' 9" (4.4m x 4.2m)

KITCHEN 22' 7" x 11' 3" (6.9m x 3.45m)

DINING AREA 25' 9" x 12' 9" (7.85m x 3.9 wpm)

UTILITY AREA

WC

BASEMENT

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 15' 8" x 14' 7" (4.8m x 4.45m)

BEDROOM 2 14' 1" x 14' 1" (4.3m x 4.3m)

BEDROOM 3 17' 11" x 14' 5" (5.48m x 4.4m)

EN SUITE SHOWER ROOM

BEDROOM 4 11' 3" x 10' 7" (3.45m x 3.25m)

BATHROOM

STAIRS TO TOP FLOOR

LANDING

BEDROOM 5 11' 3" x 9' 10" (3.43m x 3.0m)

BEDROOM 6 14' 5" x 9' 10" (4.4m x 3.0m)

BEDROOM 7 14' 5" x 13' 3" (4.4m x 4.05m)

BATHROOM

LARGE REAR GARDEN

DRIVEWAY WITH PARKING

ATTACHED GARAGE/STORAGE

SUMMER HOUSE



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN

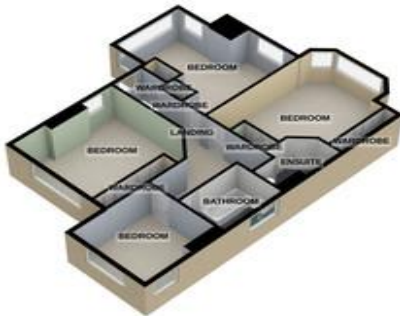
BASEMENT
185 sq.ft. (17.2 sq.m.) approx.



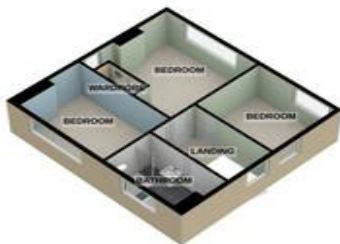
GROUND FLOOR
1598 sq.ft. (148.5 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



2ND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 3291 sq.ft. (305.8 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 © 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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