



**35 Gomshall Avenue, Wallington, Surrey, SM6 8NY | Guide Price £542,500 Freehold**

Paul Graham are pleased to market this bright and spacious 3 bedroom semi detached house. Situated on a corner position with garage on the side that offers potential to extend (STPP) in the popular Chase Estate close to Highview Primary School. Viewing is recommended.





**ENTRANCE HALL**

**RECEPTION ROOM 13' 11" x 13' 2" (4.24m x 4.01m)**

**KITCHEN/DINER 19' 3" x 11' 7" reducing to 8' 1" (5.87m x 3.53m)**

**LANDING**

**BEDROOM 1 13' 2" x 11' 4" (4.01m x 3.45m)**

**BEDROOM 2 11' 8" x 10' 11" (3.56m x 3.33m)**

**BEDROOM 3 8' 4" x 8' 2" (2.54m x 2.49m)**

**SHOWER ROOM 5' 11" x 5' 4" (1.8m x 1.63m)**

**FRONT AND REAR GARDENS**

**GARAGE TO SIDE**

**CORNER POSITION**



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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