1 Sandy Lane South, Wallington, Surrey, SM6 9QX £880,000 Freehold





PAUL GRAHAM

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DESCRIPTION

Paul Graham are pleased to market this imposing 4/5 bedroom detached house. The ground floor has a good size entrance hall, 2 reception rooms, a large kitchen/breakfast room and a bathroom with shower which leads to Bedroom 5 which has its own door out to the garden.

The first floor has 4 spacious bedrooms and a family bathroom with separate WC. Off street parking for 2/3 cars and a large rear garden. Close to Bandon Hill Primary and Wilsons Boys School. Viewing is recommended.

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ROOMS

ENTRANCE HALL RECEPTION 1 14' 10" x 12' 11" (4.52m x 3.94m)

RECEPTION 2 14' 5" x 13' 11" (4.39m x 4.24m)

KITCHEN/BREAKFAST ROOM 17' 8" x 10' 10" (5.38m x 3.3m)

BATHROOM 8' 8" x 8' 1" (2.64m x 2.46m)

BEDROOM 5/RECEPTION 3 17' 10" x 12' 3" (5.44m x 3.73m)

LANDING BEDROOM 1 15' 0" x 11' 1" (4.57m x 3.38m)

BEDROOM 2 14' 6" x 13' 11" (4.42m x 4.24m)

BEDROOM 3 12' 0" x 10' 11" (3.66m x 3.33m)

BEDROOM 4 10' 0" x 8' 11" (3.05m x 2.72m)

BATHROOM 7' 6" x 5' 3" (2.29m x 1.6m) SEPARATE WC OFF ROAD PARKING LARGE REAR GARDEN POTENTIAL TO EXTEND (STPP)







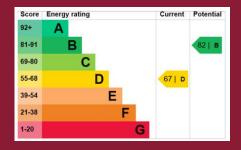


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FLOOR PLAN





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.

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