

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



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



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.

Follow us at [paulgrahamea](#) on Instagram



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)



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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