

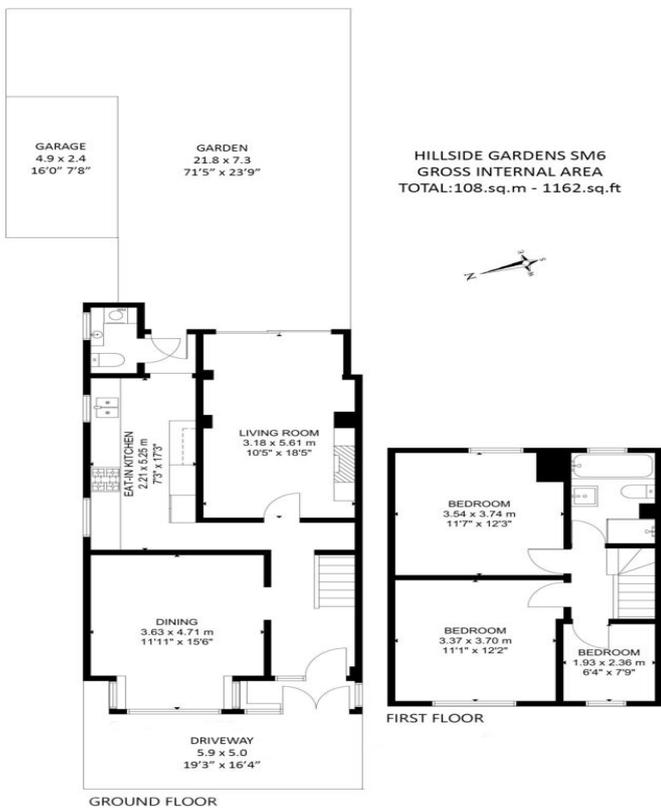


PAUL GRAHAM



61 Hillside Gardens, South Wallington, Surrey, SM6 9NX | **Guide Price £600,000**

An attractive semi detached family house located in a popular road on the south side of Wallington close to Wallington High School for Girls. The property which is offered for sale with no chain benefits from a spacious entrance hall, two reception rooms, a modern fitted kitchen and separate utility room/Wc. Upstairs boasts three bedrooms and a family bathroom. Outside there is a large rear garden. whilst the front provides a driveway leading to the attached garage. Viewing advised.



ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM 18' 5" x 10' 5" (5.61m x 3.18m)

DINING ROOM 15' 6" x 11' 11" (4.72m x 3.63m)

KITCHEN/BREAKFAST ROOM 17' 3" x 7' 5" (5.26m x 2.26m)

UTILITY ROOM/WC

STAIR TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 3" x 11' 7" (3.73m x 3.53m)

BEDROOM 2 12' 2" x 11' 1" (3.71m x 3.38m)

BEDROOM 3 7' 9" x 6' 4" (2.36m x 1.93m)

BATHROOM

FRONT AND REAR GARDENS

DRIVEWAY TO GARAGE



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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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