

92 The Chase, Wallington, Surrey, SM6 8LY
£661,500 Freehold



PAUL GRAHAM

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DESCRIPTION

Located on the popular Chase Estate this attractive end of terrace family house is located within easy reach of a range of reputable schools including Highview primary school, Wilson's and Wallington County Grammar school. The property which has been well maintained by the current owners benefits from a spacious entrance hall, large lounge, an open plan kitchen/diner with breakfast bar and a downstairs Wc.

Upstairs, the first floor boasts three bedrooms and a modern family bathroom. Stairs then lead up to the master bedroom and an en suite shower room. There is a low maintenance garden and garage to the rear and a driveway with off-street parking at the front. Viewing advised.



ROOMS

ENTRANCE HALL 17' 2" x 7' 5" (5.23m x 2.26m)

LOUNGE 16' 5" x 11' 2" (5m x 3.4m)

KITCHEN/DINER 18' 9 max" x 13' 3 max" (5.72m x 4.04m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 2 15' 5 max" x 9' 5" (4.7m x 2.87m)

BEDROOM 3 13' 1" x 10' 5" (3.99m x 3.18m)

BEDROOM 4 8' 4" x 7' 6" (2.54m x 2.29m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 1 17' 1 max" x 16' 1 max" (5.21m x 4.9m)

EN SUITE SHOWER ROOM

LOW MAINTENANCE REAR GARDEN

GARAGE

OFF STREET PARKING



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FLOOR PLAN

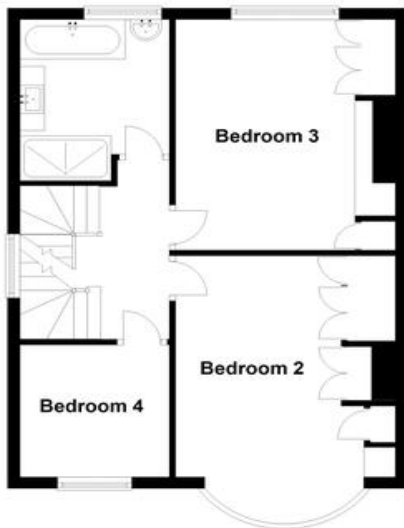
Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



Second Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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

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