



51 Queenswood Avenue, Wallington, Surrey, SM6 8HR | Guide Price **£495,000 Freehold**

Located in a popular road within easy reach of a range of reputable schools including Wilson's and Wallington County Grammar, this semi detached house is offered for sale with no onward chain. The accommodation comprises: 2 reception rooms, kitchen, two bedrooms (was previously 3), a family bathroom and a shower room. Outside there is a secluded rear garden and garage.



Queenswood Avenue, Wallington SM6 8HR

Approximate Gross Internal Area - 121 sq m / 1302 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansSketch.com © 2012 (ID26282)

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE** 17' 5" x 12' 11" (5.31m x 3.94m)

**DINING ROOM** 18' x 10' 11" (5.49m x 3.33m)

**KITCHEN** 9' x 8' 11" (2.74m x 2.72m)

**FAMILY BATHROOM**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 16' 5" x 15' 7" (5m x 4.75m)

**BEDROOM 2** 13' 3" x 13' 2" (4.04m x 4.01m)

**SHOWER ROOM**

**GARAGE**

**FRONT AND REAR GARDENS**

**NO ONWARD CHAIN**



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		
69-80	C		79   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

**WALLINGTON**

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