

23 Ingleby Way, Wallington, Surrey, SM6 9LP

£735,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are pleased to market this spacious 4 Bedroom halls adjoining semi-detached family house on a sort after road in South Wallington with access to a range of reputable schools including Wallington High School for Girls and Wilson's. The ground floor has a porch, entrance hall, 2 good size reception rooms, kitchen, ground floor WC and utility room, the first floor has 4 bedrooms, family bathroom and separate WC. The property has off street parking with garage and a large south facing rear garden. Viewing is highly recommended.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION 1 16' 1" x 11' 11" (4.9m x 3.63m)

RECEPTION 2 12' 11" x 11' 5" (3.94m x 3.48m)

KITCHEN 12' 8" x 8' 1" (3.86m x 2.46m)

WC

UTILITY AREA 12' 10" x 7' 11" (3.91m x 2.41m)

LANDING

BEDROOM 1 16' 11" x 11' 11" (5.16m x 3.63m)

BEDROOM 2 12' 11" x 11' (3.94m x 3.35m)

BEDROOM 3 13' 4" x 7' 6" (4.06m x 2.29m)

BEDROOM 4 12' 5" x 7' 7" (3.78m x 2.31m)

FAMILY BATHROOM 8' x 6' 8" (2.44m x 2.03m)

SEPARATE WC

OFF STREET PARKING

GARAGE

SOUTHERLY ASPECT GARDEN

REQUIRES SOME UPDATING

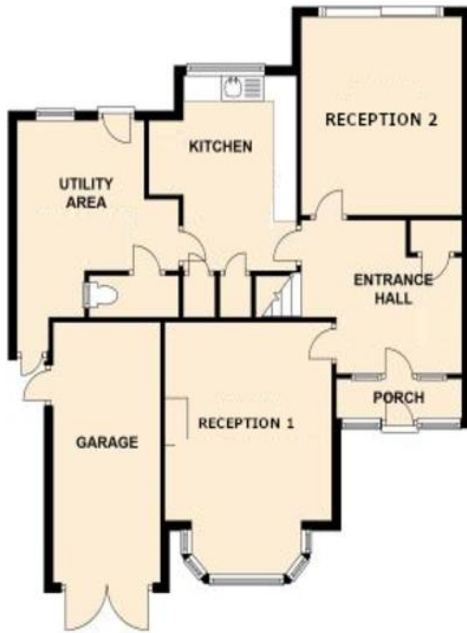


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FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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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