

7 Farm Close, South Wallington, Surrey, SM6 9PF  
£850,000 Freehold



PAUL GRAHAM

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Paul Graham are delighted to offer this unique architect designed detached family home with self contained annexe which is situated in a highly sought after private cul de sac on the south side of Wallington. The property, which is offered for sale with no onward chain, boasts spacious accommodation and offers the new owner an opportunity to 'make their own mark' with the potential for further extension subject to planning permission.

The accommodation is comprised of a spacious entrance hall leading into the double aspect lounge/diner, a kitchen and a WC. Stairs lead up to the large galleried landing which has a feature window to the front. There are four good size bedrooms, a bathroom and a separate WC.

There is a self-contained annexe which benefits from a studio room, WC and kitchenette. The southerly aspect rear garden enjoys mature beds and lawns with perimeter hedging and access to the front garden of lawns and flower beds with driveway parking leading to an integral garage.

Farm Close is a private residential cul de sac which is located within easy reach of a range of reputable schools including Wallington High School for Girls, John Fisher, and Wilson's. A variety of shopping facilities can be found at Wallington, Banstead, Purley and Coulsdon town centres. Rail links at nearby Wallington and Purley stations provide routes into London and the south Coast.



## ROOMS

**ENTRANCE HALL**

**LOUNGE/DINER** 22' 11" x 16' 6" (6.99m x 5.03m)

**KITCHEN** 12' 7" x 10' 1" (3.84m x 3.07m)

**WC**

**STAIRS TO FIRST FLOOR**

**GALLERIED LANDING**

**BEDROOM 1** 13' 1" x 10' 2" (3.99m x 3.1m)

**BEDROOM 2** 13' 0" x 11' 0" (3.96m x 3.35m)

**BEDROOM 3** 10' 2" x 8' 9" (3.1m x 2.67m)

**BEDROOM 4** 9' 11" x 8' 6" (3.02m x 2.59m)

**BATHROOM**

**SEPARATE WC**

**SELF CONTAINED ANNEXE**

**STUDIO ROOM** 15' 3" x 8' 6" (4.65m x 2.59m)

**KITCHEN AREA**

**WC**

**FRONT AND REAR GARDENS**

**DRIVEWAY PARKING**

**GARAGE** 17' 1" x 8' 6" (5.21m x 2.59m)



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# FLOOR PLAN

GROUND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1686 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   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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