

75 Boundary Road, South Wallington, Surrey, SM6 0TA
£749,950 Freehold



PAUL GRAHAM

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DESCRIPTION

Located in a popular tree lined road on the south side of Wallington this three semi detached family house has been updated by the current owners and now benefits from a good size entrance hall with study area, a spacious open plan kitchen, two reception rooms and a downstairs shower room. Upstairs boasts three bedrooms and a family bathroom. Outside there is a large rear garden, the front provides off street parking and a garage. Wallington town centre, station and a range of reputable schools can be found nearby including Wallington High school for Girls. Viewing advised.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 14' 5" x 14' 3" (4.39m x 4.34m)

DINING ROOM 18' 8" x 11' 5" (5.69m x 3.48m)

OPEN PLAN KITCHEN 12' 6" x 7' 4" (3.81m x 2.24m)

SHOWER ROOM AND WC 10' 9" x 3' 11" (3.28m x 1.19m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' 10" x 9' 8" (4.52m x 2.95m)

BEDROOM 2 13' 0" x 9' 8" (3.96m x 2.95m)

BEDROOM 3 8' 2" x 6' 10" (2.49m x 2.08m)

FAMILY BATHROOM 9' 3" x 6' 10" (2.82m x 2.08m)

LARGE REAR GARDEN

DRIVEWAY

GARAGE 14' 6" x 8' 2" (4.42m x 2.49m)

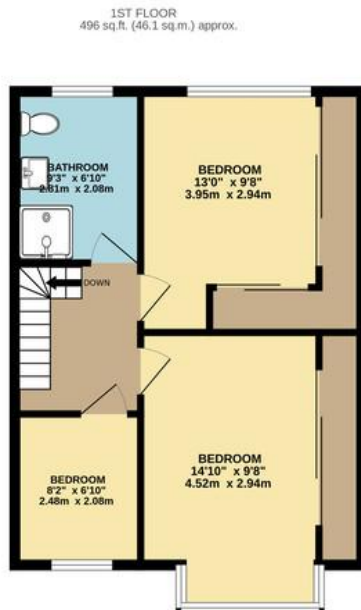
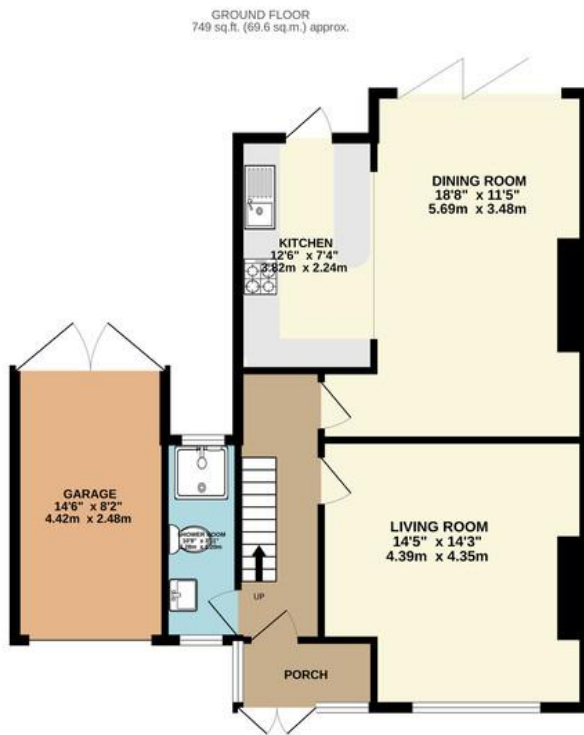
CLOSE TO WALLINGTON TOWN CENTRE



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FLOOR PLAN



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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		84 B
69-80	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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