



64 Foresters Drive, South Wallington, Surrey, SM6 9JY | **£764,950 Freehold**

This attractive semi detached family house which is located within easy reach of a range of reputable schools including Wilson's, Wallington High School For Girls and John Fisher. The property which has been well maintained by the current owners benefits from spacious accommodation, ample driveway parking leading to the attached garage and a South Westerly aspect garden.

GROUND FLOOR

1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR

768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 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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ENTRANCE HALL

LOUNGE 18' 3" x 13' 11" (5.56m x 4.24m)

EXTENDED DINING ROOM 21' x 12' (6.4m x 3.66m)

KITCHEN/BREAKFAST ROOM 18' 5" x 8' 9" (5.61m x 2.67m)

WC

GARDEN ROOM 13' 1" x 6' 10" (3.99m x 2.08m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 18 max' x 11' 7" (5.49m x 3.53m)

BEDROOM 2 14' x 11' 11" (4.27m x 3.63m)

BEDROOM 3 17' 8 max" x 11' 10" (5.38m x 3.61m)

BEDROOM 4 8' 11" x 7' 7" (2.72m x 2.31m)

FAMILY BATHROOM

SOUTH WESTERLY ASPECT GARDEN

AMPLE DRIVEWAY

GARAGE

CLOSE TO REPUTABLE SCHOOLS



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 | | 80 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk