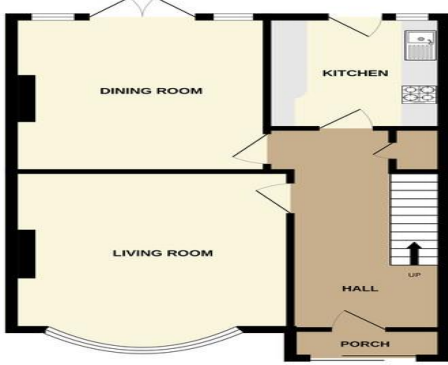




43 Godalming Avenue, Wallington, Surrey, SM6 8NP | **Guide Price £485,000 Freehold**

Paul Graham are pleased to market this 3 bedroom family house, situated in the popular "Chase Estate" close to highly regarded schools such as Wilson Boys and Highview Primary School. The ground floor has 2 separate reception room and a kitchen, the 1st floor has 3 bedrooms and a family bathroom with separate WC. Viewing is recommended on this no chain property.

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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

RECEPTION 1 14' 4" x 12' 3" (4.37m x 3.73m)

RECEPTION 2 13' x 11' 11" (3.96m x 3.63m)

KITCHEN 8' 9" x 7' 10" (2.67m x 2.39m)

LANDING

BEDROOM 1 14' 3" x 12' (4.34m x 3.66m)

BEDROOM 2 13' x 12' (3.96m x 3.66m)

BEDROOM 3 8' x 7' 10" (2.44m x 2.39m)

BATHROOM 7' 10" x 4' 10" (2.39m x 1.47m)

SEPERATE WC

FRONT GARDEN

REAR GARDEN

NO 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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