

33 Buckingham Way, South Wallington, Surrey, SM6 9LU  
£875,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Positioned in one of Wallington's most sought after roads, this attractive detached family home boasts spacious accommodation is comprised of two large reception rooms and a refitted kitchen/breakfast room. There is also a family room/study and ground floor shower room. The first floor has four bedrooms and a refitted bathroom. At the rear there is an established garden with perimeter hedging and a driveway to the garage at the front. A selection of reputable schools can be found close by including Wallington Girls, John Fisher and Wilson's.



## ROOMS

**ENTRANCE HALL** 14' 11" x 8' 4" (4.55m x 2.54m)

**LOUNGE** 20' 9" x 11' 5" (6.32m x 3.48m)

**DINING ROOM** 18' 6 max" x 11' (5.64m x 3.35m)

**KITCHEN/BREAKFAST ROOM** 17' 3" x 10' 10 max" (5.26m x 3.3m)

**FAMILY ROOM** 15' 2" x 9' 11" (4.62m x 3.02m)

**SHOWER ROOM**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 16' 11" x 15' (5.16m x 4.57m)

**BEDROOM 2** 13' 10" x 12' 3" (4.22m x 3.73m)

**BEDROOM 3** 8' 7" x 8' 4" (2.62m x 2.54m)

**BEDROOM 4** 9' 3" x 5' 5" (2.82m x 1.65m)

**BATHROOM** 9' 3" x 7' 9" (2.82m x 2.36m)

**ESTABLISHED PRIVATE REAR GARDEN**

**FRONT GARDEN**

**DRIVEWAY TO ATTACHED GARAGE**



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# FLOOR PLAN



TOTAL FLOOR AREA: 1653 sq.ft. (153.6 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		
69-80	C		79 C
55-68	D	58 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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