

2 Oaklands Way, South Wallington, Surrey, SM6 9RR
£675,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Unusually available four bedroom detached house positioned within easy reach of a range of reputable schools including Wallington High School for Girls and Wilson's. Being well presented throughout the accommodation comprises a spacious lounge and open plan dining room. There is a modern fitted kitchen benefits a separate utility room, conservatory and ground floor WC. Upstairs boasts four good size bedrooms, one being en-suite and a family bathroom. The rear garden is well maintained and at the front the driveway leads to the integral garage.



ROOMS

ENTRANCE HALL

LOUNGE 16' 10" x 11' 10" (5.13m x 3.61m)

DINING ROOM 11' 10" x 8' 5" (3.61m x 2.57m)

KITCHEN 11' 6" x 8' 5" (3.51m x 2.57m)

UTILITY ROOM 8' 3" x 5' 7" (2.51m x 1.7m)

CONSERVATORY 12' 5" x 9' 8" (3.78m x 2.95m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 15' 2" x 12' 9" (4.62m x 3.89m)

EN SUITE SHOWER ROOM

BEDROOM 2 12' 8" x 7' 11" (3.86m x 2.41m)

BEDROOM 3 9' 6" x 7' 2" (2.9m x 2.18m)

BEDROOM 4 9' 5" x 8' 4" (2.87m x 2.54m)

BATHROOM

REAR GARDEN

DRIVEWAY TO INTERGAL GARAGE



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FLOOR PLAN

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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		76 C
55-68	D		
39-54	E	48 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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