

27 Carleton Avenue, South Wallington, Surrey, SM6 9LW  
£895,000 Freehold



PAUL GRAHAM

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## DESCRIPTION

Situated in a highly desirable road in South Wallington this attractive detached family home has been well maintained by the current owners and is within easy reach of a number of reputable schools including Wallington Girls, Wilson's and John Fisher.

The accommodation comprises a spacious entrance hall leading to a 34' through lounge/diner which in turn leads out to the conservatory which benefits views over the stunning garden. There is also a 15'2 kitchen and downstairs Wc. The first floor is comprised of four generous bedrooms (three of which are doubles) and a spacious shower room with large walk in shower enclosure.

Outside there are stunning gardens at the rear with perimeter hedging, a secluded patio and pond. The front provides off street parking leading to the integral garage. A selection of local shops can be found within walking distance and both Purley and Wallington two centres provide more comprehensive shopping and transport links to London.





## ROOMS

### ENTRANCE PORCH

**SPACIOUS HALLWAY** 19' 1" x 7' 2" (5.82m x 2.18m)

**THROUGH LOUNGE/DINER (FULL MEASUREMENTS)** 32' 4" x 11' 11" (9.86m x 3.63m)

**LOUNGE AREA** 13' 6" x 11' 11" (4.11m x 3.63m)

**DINING AREA** 18' 2 max" x 11' 11" (5.54m x 3.63m)

**KITCHEN** 15' 2" x 8' 5" (4.62m x 2.57m)

**WC**

### STAIRS TO THE FIRST FLOOR

**BEDROOM 1** 18' 2 max" x 12' (5.54m x 3.66m)

**BEDROOM 2** 14' 8" x 12' (4.47m x 3.66m)

**BEDROOM 3** 17' 7" x 7' 6" (5.36m x 2.29m)

**BEDROOM 4** 10' x 7' 2" (3.05m x 2.18m)

**SHOWER ROOM** 10' 2" x 7' (3.1m x 2.13m)

**LARGE WELL ESTABLISHED REAR GARDEN**

**DRIVEWAY PARKING**

**INTEGRAL GARAGE**

**VIEWING ADVISED**

**SCOPE FOR EXTENSION SUBJECT TO PLANNING**



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# FLOOR PLAN



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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		82 B
69-80	C		
55-68	D	61 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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