



PAUL GRAHAM



1 Guildford Way, Wallington, Surrey, SM6 8NS | £650,000 Freehold

An opportunity to purchase this stunning 3/4 bedroom family house which has been modernised throughout. The ground floor provides an ideal entertaining space comprised of a spacious entrance hall, open plan kitchen/dining room, family area and separate lounge. Upstairs there are three double bedrooms and a modern family bathroom. The property also boasts a self contained annexe with kitchenette, bedroom and shower room. At the rear of the garden there is a double garage/workshop and off street parking at the front.

GROUND FLOOR
1169 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1694 sq.ft. (157.4 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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ENCLOSED PORCH

SPACIOUS ENTRANCE HALL

LOUNGE 16' 3" x 12' 5" (4.95m x 3.78m)

KITCHEN AREA 16' 9" x 7' 3" (5.11m x 2.21m)

DINING ROOM 13' x 11' 6" (3.96m x 3.51m)

FAMILY ROOM 11' 7" x 7' 3" (3.53m x 2.21m)

UTILITY AREA 7' 8" x 7' 3" (2.34m x 2.21m)

STAIRS TO TOP FLOOR

LANDING

BEDROOM 1 15' 10" x 11' 8" (4.83m x 3.56m)

BEDROOM 2 12' 11" x 11' 8" (3.94m x 3.56m)

BEDROOM 3 9' 2" x 7' 11" (2.79m x 2.41m)

BATHROOM 9' 2" x 8' (2.79m x 2.44m)

SELF CONTAINED ANNEX

STUDIO ROOM 19' 5" x 8' 8" (5.92m x 2.64m)

SHOWER ROOM

LEVEL REAR GARDEN

DOUBLE GARAGE

OFF STREET PARKING

CLOSE TO GOOD 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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