

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.



DOUBLE GARAGE

DINING ROOM

BEDROOM

BEDROOM

1694 sq.ft. (157

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TOTAL FLOOR

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ENCLOSED PORCH

SPACIOUS ENTR ANCE 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" x7' 3" (2.34m x2.21m)

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) SHOW ER ROOM LEVEL REAR GARDEN DOUBLE GAR AGE

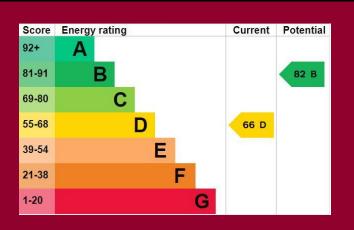
OFF STREET PARKING

CLOSE TO GOOD SCHOOLS



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IMP ORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenu re of a property a re 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.



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