



PAUL GRAHAM



37 Ingleby Way, South Wallington, Surrey, SM6 9LP | **Guide Price £500,000 Freehold**

Situated within a popular road this semi detached family house requires updating throughout however offers the new owners potential to extend and modernise to their own style. The property boasts three good size bedrooms and a bathroom on the first floor. The ground floor boasts a spacious through lounge/diner and kitchen. Outside there is a large southerly aspect rear garden and driveway to attached garage at the front.

ENTRANCE HALL

LOUNGE/DINER 20' 11" x 17' 1 max" (6.38m x 5.21m)

KITCHEN 13' 2" x 7' 9" (4.01m x 2.36m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 8" x 11' 11" (3.86m x 3.63m)

BEDROOM 2 11' 7" x 9' 4" (3.53m x 2.84m)

BEDROOM 3 11' 10" x 8' 2" (3.61m x 2.49m)

BATHROOM

LARGE SOUTHERLY ASPECT GARDEN

GARAGE

POTENTIAL TO EXTEND

CLOSE TO WALLINGTON HIGH SCHOOL FOR GIRLS AND WILSON'S



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	28 F

WALLINGTON

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