



16 Guildford Way, Wallington, Surrey, SM6 8NS | **£620,000 Freehold**

Situated within a popular cul de sac on the Chase Estate close to favoured schools including Wilson's, this five bedroom end of terrace family house benefits from two reception rooms and a conservatory. There is a fitted kitchen with a separate utility room and Wc. Upstairs boasts five bedrooms (four being doubles) and a spacious family bathroom. At the front there is off street parking for 3 cars and a garage, whilst at the rear there is a good size garden

**ENCLOSED PORCH**

**ENTRANCE HALL**

**LOUNGE** 15' 9" x 12' 7" (4.8m x 3.84m)

**DINING ROOM** 12' 10" x 11' 5" (3.91m x 3.48m)

**CONSERVATORY** 15' 8" x 10' 11" (4.78m x 3.33m)

**UTILITY ROOM** 9' 3" x 8' (2.82m x 2.44m)

**CLOAKROOM**

**EXTENDED KITCHEN** 15' 11" x 7' 11" (4.85m x 2.41m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM** 11' 5" x 11' 8" (4.83m x 3.56m)

**BEDROOM** 213' x 11' 7" (3.96m x 3.53m)

**BEDROOM** 39' 1" x 7' 11" (2.77m x 2.41m)

**BATHROOM** 7' 11" x 7' 8" (2.41m x 2.34m)

**STAIRS TO TOP FLOOR**

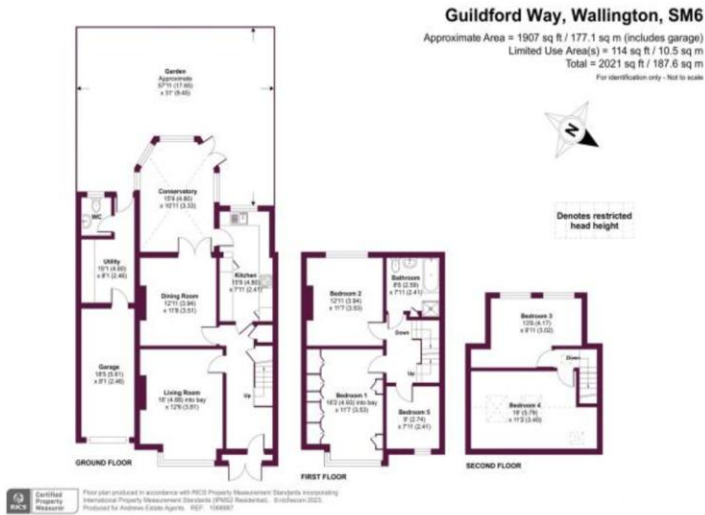
**BEDROOM** 415' 9" x 10' 11" (4.8m x 3.33m)

**BEDROOM** 513' 8" x 9' 10" (4.17m x 3m)

**REAR GARDEN**

**GARAGE**

**OFF STREET PARKING X3 CARS**



**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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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