



55 Onslow Gardens, South Wallington, Surrey, SM6 9QH | offers over £800,000 Freehold

Paul Graham are delighted to present this well presented period family home which is located in a favoured road close to a range of excellent schools including Wallington High School for Girls. The spacious interior has been sympathetically modernised and boasts two good size reception rooms, an open plan kitchen/diner with separate utility room and shower room. Upstairs there are four generous size bedrooms and a modern bathroom complete with free standing bath. Outside the front provides off street parking leading to the attached garage and there is a low maintenance garden to the rear. Vendor suited.



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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ENTRANCE HALL

LOUNGE 15' 4" x 13' 10" (4.67m x 4.22m)

DINING ROOM 13' 10" x 12' 9" (4.22m x 3.89m)

KITCHEN/BREAKFAST ROOM 17' 2" x 15' 2" (5.23m x 4.62m)

SHOWER ROOM

UTILITY ROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 11' 4" 6" x 13' 6" (4.42m x 4.11m)

BEDROOM 2' 14" 11" x 10' 1" (4.55m x 3.07m)

BEDROOM 3' 12" 8" x 11' 3" (3.86m x 3.43m)

BEDROOM 4' 10' 9" x 6' 7" (3.28m x 2.01m)

FAMILY BATHROOM

REAR GARDEN

DRIV EWAY AND ATTACHED GARAGE



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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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