17 The Drive, South Wallington, Surrey, SM6 9LY £1,200,000 Freehold







DESCRIPTION

Situated in a highly sought after tree lined road close to Wallington High School for Girls and John Fisher, this attractive double fronted detached family home is well presented throughout and benefits from some characterful features including herringbone parquet flooring and a stunning 'sunburst' stained glass window.

The good size entrance hall leads into a large living room with doors leading out into the conservatory. There is a spacious dining room with circular bay window to the front and separate breakfast room which is open plan to the kitchen. A door leads into the utility room and refitted ground floor shower room and also access into the garage.



ROOMS

SPACIOUS ENTRANCE HALL

LIVING ROOM 23' 0" x 12' 6" (7.01m x 3.81m)

DINING ROOM 14' 3" x 13' 1" (4.34m x 3.99m)

CONSERVATORY 17' 5" x 12' 0" (5.31m x 3.66m)

KITCHEN/BREAKFAST ROOM 20' 8" x 13' 1" (6.3m x 3.99m)

UTILITY ROOM 8' 2" x 5' 3" (2.49m x 1.6m)

SHOWER ROOM 10' 6" x 4' 3" (3.2m x 1.3m)

DOWNSTAIRS WC

STAIRS TO FIRST FLOOR

BEDROOM 1 14' 1" x 13' 1" (4.29m x 3.99m)

BEDROOM 2 14' 1" x 12' 6" (4.29m x 3.81m)

BEDROOM 3 12' 6" x 8' 2" (3.81m x 2.49m)

BEDROOM 4 8' 10" x 8' 10" (2.69m x 2.69m)

BATHROOM

GARAGE 27' 11" x 9' 10" (8.51m x 3m) DRIVEWAY FOR A NUMBER OF CARS LARGE REAR GARDEN







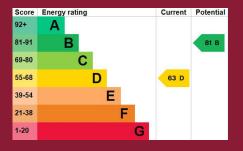


FLOOR PLAN





TOTAL FLOOR AREA: 2289 sq.ft. (212.7 sq.m.) approx. Will severy attempt has been made to ensure the accuracy of the floorplan contained here, measurements of extreme the severe severe severe the severe mession or more severe severes severes severe severe severe severe severe severes and the severe severes are to be and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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 survey or. 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.

WALLINGTON

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