

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



PAUL GRAHAM

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## 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**



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# FLOOR PLAN

GROUND FLOOR  
1520 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

## WALLINGTON

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