



 PAUL GRAHAM



3 Hillside Gardens, Wallington, SM6 9NX | Guide Price £650,000 Freehold

An attractive 5 bedroom semi detached character home in the heart of South Wallington. The property requires some updating, it retains some of its character features including stained glass and leaded light windows. This spacious home offers fantastic accommodation over 3 floors whilst being close to reputable schools, parks, recreational facilities, shops and bus routes.



TOTAL FLOOR AREA: 1924 sq ft (178.7 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.
 Made with Metropix 62024

CANOPY PORCH

RECEPTION HALL

LOUNGE 15' 8" x 14' 2" (4.78m x 4.32m) Into bay.

LIVING ROOM (REAR) 13' 9" x 11' 9" (4.19m x 3.58m)

KITCHEN/BREAKFAST ROOM 13' 3" x 13' (4.04m x 3.96m)

UTILITY ROOM 11' 1" x 9' 5" (3.38m x 2.87m) narrowing to 6'3" (1.91m)

DOWNSTAIRS WC

1ST FLOOR LANDING

BEDROOM 1 (FRONT) 14' 2" x 13' 3" (4.32m x 4.04m)

BEDROOM 2 (REAR) 14' x 11' 9" (4.27m x 3.58m)

BEDROOM 3 (REAR) 11' 1" x 9' 4" (3.38m x 2.84m)

BEDROOM 4'9" 5" x 7' 4" (2.87m x 2.24m)

SHOWER ROOM

2ND FLOOR

BEDROOM 5'25" x 9' 3" ' (7.85m x 0.91m)

PARKING TO FRONT

GARDEN



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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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