

73 Boundary Road, South Wallington, Surrey, SM6 0TA £999,950 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Situated on a corner plot in a sought after road in South Wallington this attractive detached family home is offered for sale with no chain. The property which boasts a wealth of charm and character, is located within easy reach of Wallington town centre and a range of reputable schools including Wallington High School for Girls. The accommodation is comprised of a spacious entrance hall, two large reception rooms, a separate study and a conservatory. The 'heart of the home' is a good size kitchen/breakfast room at the rear. There is also a utility room and shower room/Wc.

Upstairs there are four good size bedrooms, a family bathroom and separate Wc. The rear garden is mainly laid to lawn. The front provides a large driveway leading to the attached garage. The property offers the potential for further extension subject to planning.



## ROOMS

**SPACIOUS ENTRANCE HALL** 14' 1" x 7' 11"  
(4.29m x 2.41m)

**LOUNGE** 16' 3" x 14' 7" (4.95m x 4.44m)

**DINING ROOM** 15' 6" x 12' 8" (4.72m x 3.86m)

**CONSERVATORY** 15' 5" x 10' 10" (4.7m x 3.3m)

**STUDY** 13' 0" x 6' 6" (3.96m x 1.98m)

**KITCHEN/BREAKFAST ROOM**

**UTILITY ROOM** 8' 10" x 6' 10" (2.69m x 2.08m)

**SHOWER ROOM**

**STAIRS TO FIRST FLOOR**

**BEDROOM 1** 16' 8 max" x 11' 7" (5.08m x 3.53m)

**BEDROOM 2** 15' 7" x 12' 8" (4.75m x 3.86m)

**BEDROOM 3** 11' 0" x 10' 4" (3.35m x 3.15m)

**BEDROOM 4** 11' 0" x 10' 4" (3.35m x 3.15m)

**FAMILY BATHROOM**

**SEPARATE WC**

**REAR GARDEN**

**DRIVEWAY**

**GARAGE** 17' 11" x 16' 6 max" (5.46m x 5.03m)

**NO CHAIN**

**CLOSE TO GOOD SCHOOLS**



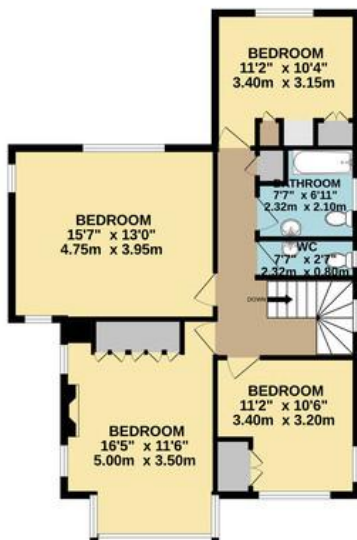
# PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)

# FLOOR PLAN



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 2160 sq.ft. (200.7 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 ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk