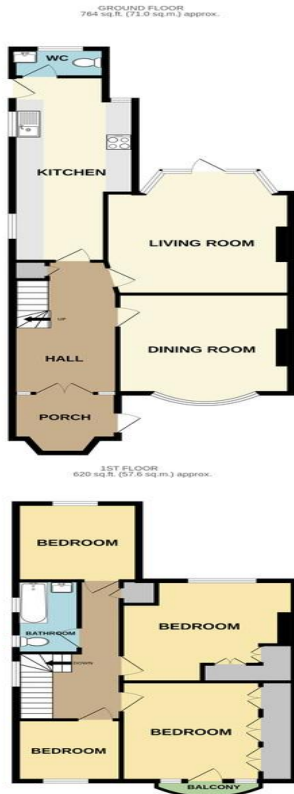




78 Sandy Lane South, South Wallington, Surrey, SM6 9RQ | **£735,000 Freehold**

Situated in a popular road within easy reach of a range of reputable schools including Wallington High School for Girls and Wilson's, this well presented family house offers spacious living accommodation including, a large entrance hall, two spacious reception rooms and a fitted kitchen with utility area and Wc. Upstairs there are four good size bedrooms (three being doubles) and a modern bathroom. The rear garden has been landscaped by the current owners and at the front there is off street parking for two cars.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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SPACIOUS ENTRANCE HALL

LOUNGE 13' 0" x 12' 8" (3.96m x 3.86m)

DINING ROOM 15' 5" x 13' 5" (4.7m x 4.09m)

KITCHEN 24' 1" x 8' 10" (7.34m x 2.69m)

UTILITY AREA/WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 12' 6" (3.99m x 3.81m)

BEDROOM 2 13' 1" x 12' 6" (3.99m x 3.81m)

BEDROOM 3 10' 0" x 8' 10" (3.05m x 2.69m)

BEDROOM 4 8' 0" x 7' 10" (2.44m x 2.39m)

BATHROOM

LANDSCAPED REAR GARDEN

OFF STREET PARKING X2

CLOSE TO EXCELLENT SCHOOLS



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

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