



PAUL GRAHAM



## 2a Cranley Gardens, South Wallington, Surrey, SM6 9PR | **£700,000 Freehold**

Offered for sale for the first time since its construction in 1956, this well presented detached house is situated in a popular road within easy reach of Wallington town centre and station. A selection of reputable schools can also be found close by including Wallington Girls. The property which has been well maintained throughout boasts a spacious entrance hall, triple aspect through lounge with doors leading out to the rear garden and a refitted kitchen/diner with separate utility area.

Upstairs benefits from three bedrooms and a modern bathroom with separate Wc. Outside there is a southerly aspect rear garden and off street parking leading to the attached garage. The property also offers scope to extend subject to planning permission.



GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

THROUGH LOUNGE 19' 11" x 14' 2" (6.07m x 4.32m)

KITCHEN/DINER 13' 6" x 13' 2" (4.11m x 4.01m)

UTILITY AREA

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 12' 8" (4.01m x 3.86m)

BEDROOM 2 12' 1" x 10' 7" (3.68m x 3.23m)

BEDROOM 3 8' 7" x 6' 5" (2.62m x 1.96m)

BATHROOM

SEPARATE WC

FRONT AND REAR GARDENS

ATTACHED GARAGE

SCOPE TO EXTEND SUBJECT TO PLANNING



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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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