



PAUL GRAHAM



53 Rookwood Avenue, Wallington, Surrey, SM6 8HQ | **£650,000 Freehold**

This attractive detached house is positioned in a quiet road close to local amenities and a variety of reputable schools including Wallington County Grammar and Holy Trinity primary school. The property which has a well presented interior boasts two reception rooms, a modern kitchen and downstairs Wc. Upstairs features three good size bedrooms, a refitted shower room and Wc. Outside the well established rear garden extends to approximately 113ft. There is shared driveway leading to the garage and workshop.



ENTRANCE HALL

LOUNGE 15' 5" x 13' 1" (4.7m x 4.0m)

DINING ROOM 13' 1" x 11' 5" (4.0m x 3.5m)

KITCHEN 11' 6" x 8' 4" (3.51m x 2.54m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 12' 9" (4.0m x 3.9m)

BEDROOM 2 13' 1" x 11' 1" (4.0m x 3.4m)

BEDROOM 3 9' 6" x 7' 2" (2.9m x 2.2m)

SHOWER ROOM

WC

MATURE REAR GARDEN

GARAGE 16' 5" x 7' 11" (5m x 2.41m)

WORKSHOP



Ground floor
68.9 sq.m. (741 sq.ft.) approx.



1st floor
47.0 sq.m. (506 sq.ft.) approx.

TOTAL FLOOR AREA: 115.9 sq.m. (1247 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hesign 12/24



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		
39-54	E	54 E	
21-38	F		
1-20	G		

WALLINGTON

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