



236 Foresters Drive, Wallington, Surrey, SM6 9LE | £845,000 Freehold

Paul Graham are pleased to market this spacious and well presented halls adjoining semi detached family house. Situated in the popular South Wallington/West Purley borders. Benefitting from a large entrance Hall, 2 x 15ft reception rooms, kitchen/breakfast room with dining area and a 3rd reception room/bedroom 5 with access to wet room. The first floor has 4 good sized bedrooms, en-suite to the master bedroom and a family bathroom. The property has off street parking for several cars to this front and a rear garden. Viewing is highly recommend



TOTAL FLOOR AREA: 1809 sq. ft. (168.1 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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ENTRANCE PORCH

LARGE ENTRANCE HALL

RECEPTION 1 15' 5" x 13' 5" (4.7m x 4.09m)

RECEPTION 2 15' 5" x 15' 2" (4.7m x 4.62m)

KITCHEN/BREAKFAST ROOM L-Shaped 21' reducing to 8'6" x 12' 5" reducing to 6'2" (6.4m x 3.78m)

DINING AREA 11' 10" x 8' 6" (3.61m x 2.59m)

INNER HALL

WET ROOM 5' 1" x 4' 9" (1.55m x 1.45m)

RECEPTION 3/BEDROOM 5 15' 2" x 8' 5" (4.62m x 2.57m)

LANDING

BEDROOM 1 13' 5" x 12' 6" (4.09m x 3.81m)

EN-SUITE SHOWER ROOM 8' 8" x 2' 6" (2.64m x 0.76m)

BEDROOM 2 12' 2" x 10' 11" (3.66m x 3.33m)

BEDROOM 3 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM 4 11' 6" x 8' (3.51m x 2.44m)

FAMILY BATHROOM 8' 9" x 8' 5" (2.67m x 2.57m)

OFF STREET PARKING FOR SEVERAL CARS

REAR GARDEN

NO CHAIN



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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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