

18 Oaklands Way, South Wallington, Surrey, SM6 9RR  
Guide Price £725,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

Situated in a quiet residential cul de sac this four bedroom detached house boasts a modern interior and low maintenance rear garden. The ground floor comprises a spacious through lounge/diner, modern kitchen and a separate utility room. There is also a snug/office and ground floor Wc. Upstairs benefits from four bedrooms, the master bedroom has an en-suite shower room and family bathroom. Outside the low maintenance garden extends to two sides and has a pedestrian door into the garage. The property also boasts four parking spaces.

Oaklands Way is a quiet residential cul de sac located on the south side of Wallington and is within easy reach of a range of reputable schools including Wallington High Schools for Girls and Wilson's. Wallington and Purley town centres are also within easy reach and offer a range of shops, bars and restaurants. Stations provide access into London.





## ROOMS

### ENTRANCE HALL

**LOUNGE/DINER** 24' 0" x 10' 6" (7.32m x 3.2m)

**SNUG/OFFICE** 10' 6" x 9' 0" (3.2m x 2.74m)

**KITCHEN** 11' 0" x 10' 1" (3.35m x 3.07m)

**UTILITY ROOM** 9' 0" x 5' 3" (2.74m x 1.6m)

### WC

### STAIRS TO FIRST FLOOR

### LANDING

**BEDROOM 1** 15' 6" x 10' 9" (4.72m x 3.28m)

### EN SUITE SHOWER ROOM

**BEDROOM 2** 12' 2" x 10' 6" (3.71m x 3.2m)

**BEDROOM 3** 10' 9" x 7' 9" (3.28m x 2.36m)

**BEDROOM 4** 9' 6" x 7' 3" (2.9m x 2.21m)

### BATHROOM

**GARAGE** 17' 6 max" x 8' 3" (5.33m x 2.51m)

### FOUR PARKING SPACES

### LOW MAINTENANCE GARDENS

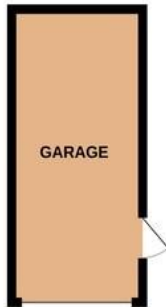


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# FLOOR PLAN

GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	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

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