18 Oaklands Way, South Wallington, Surrey, SM6 9RR £710,000 Freehold







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.





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

GAR AGE 17' 6 max" x 8' 3" (5.33m x 2.51m)

FOUR PARKING SPACES

LOW MAINTENANCE GARDENS





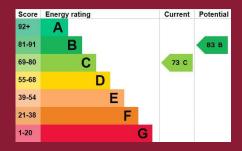


PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN





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

Residential Sales 3 Wallington Square Woodcote Road Wallington Surrey SM6 8RG

Tel. 020 8669 5201 Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales 62 - 64 High Street Carshalton Surrey SM5 3AG

Tel. 020 8773 7200 Email. carshalton@paulgraham.co.uk