

31 Link Lane, South Wallington, Surrey, SM6 9EA
£825,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer this spacious family house which is situated in a sought after road close to a range of reputable schools including Wilson's. The accommodation is comprised of a spacious entrance hall, cloakroom, two good-sized reception rooms, a conservatory, and an open plan kitchen/diner. There are four bedrooms and a family bathroom on the first floor.

The top floor boasts a generous loft/games room with a shower room. Outside there is a large rear garden with a shed and driveway parking and garage at the front. An early viewing is advised.



ROOMS

ENTRANCE HALL 17' 10" x 11' 8" (5.44m x 3.56m)

LOUNGE 16' 5" x 15' 4" (5m x 4.67m)

DINING ROOM 15' 7" x 12' 7" (4.75m x 3.84m)

CONSERVATORY 12' 1" x 11' 5" (3.68m x 3.48m)

KITCHEN/BREAKFAST ROOM 16' 11" x 16' 11" (5.16m x 5.16m)

WC/CLOAKROOM

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 16' 9" x 13' 4" (5.11m x 4.06m)

BEDROOM 2 15' 9" x 11' 8" (4.8m x 3.56m)

BEDROOM 3 11' 8" x 10' 4" (3.56m x 3.15m)

BEDROOM 4 8' 11" x 8' 10" (2.72m x 2.69m)

BATHROOM 9' 1" x 6' 2" (2.77m x 1.88m)

WC

STAIRS TO TOP FLOOR

LOFT/GAMES ROOM 16' 5" x 12' 0" (5m x 3.66m)

SHOWER ROOM

LARGE REAR GARDEN WITH SHED WITH POWER AND LIGHT

DRIVEWAY PARKING AND GARAGE

CLOSE TO WILSONS AND BANDON HILL SCHOOLS

STONES THROW TO MELLOWS PARK



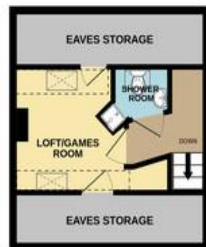
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FLOOR PLAN



2ND FLOOR
258 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 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		
69-80	C		77 C
55-68	D	59 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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