

23 Buckingham Way, South Wallington, Surrey, SM6 9LU
£850,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are pleased to market this spacious and attractive 5 bedroom semi detached house on a very popular road in South Wallington. Benefiting from 3 reception rooms, kitchen, utility room and a WC on the ground floor, the first floor has 4 bedrooms and a bathroom with a separate WC, the 5th bedroom is located on the 2nd floor. The front garden has off street for several cars which leads to the garage and a well maintained and established rear garden with a wood cabin/workshop. A viewing is recommended on this chain free property.



ROOMS

ENTRANCE HALL

RECEPTION 1 15' 3" x 14' 7" (4.65m x 4.44m)

RECEPTION 2 19' 11" x 13' 5" (6.07m x 4.09m)

KITCHEN 18' 1" x 7' 11" (5.51m x 2.41m)

RECEPTION 3 14' 5" x 11' 4" (4.39m x 3.45m)

UTILITY ROOM

CLOAKROOM

LANDING

BEDROOM 1 15' 7" x 13' 3" (4.75m x 4.04m)

BEDROOM 2 14' 10" x 13' 4" (4.52m x 4.06m)

BEDROOM 3 11' 2" x 8' 6" (3.4m x 2.59m)

BEDROOM 4 8' 6" x 6' 10" (2.59m x 2.08m)

BATHROOM 6' 6" x 6' (1.98m x 1.83m)

SEPARATE WC

2ND FLOOR

BEDROOM 5 18' 2" x 10' 10" increasing to 13' 7" (5.54m x 3.3m)

FRONT GARDEN

OFF STREET PARKING

GARAGE

REAR GARDEN

WOOD CABIN/WORKSHOP

NO CHAIN



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FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 47 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.

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