



19 Northway, Wallington, Surrey, SM6 8DH | **£575,000 Freehold**

Paul Graham are delighted to offer this extended three bedroom family home which is positioned in a popular road close to a range of reputable schools. The property which offers further potential for extension subject to planning boasts two good size reception rooms, a large kitchen and downstairs Wc. Upstairs there are three bedrooms and a family bathroom. Outside there is a large rear garden, driveway with parking and extended 19' garage.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for only 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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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 18' 6" x 10' 11" (5.64m x 3.33m)

KITCHEN 13' 5" x 9' 1" (4.09m x 2.77m)

DINING ROOM 19' 4" x 9' 4" (5.89m x 2.84m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 11' 5" x 10' 8" (3.48m x 3.25m)

BEDROOM 21' 11" x 6' 8" (3.33m x 2.03m)

BEDROOM 3' 8" x 6' 1" (2.44m x 1.85m)

BATHROOM

GARAGE 19' 3" x 18' 9" (5.87m x 5.72m)

DRIVEWAY WITH OFF STREET PARKING

LARGE GARDEN



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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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