



22 Reigate Way, Wallington, Surrey, SM6 8NU | **Guide Price £550,000 Freehold**

Paul Graham are delighted to market this well presented 3 bedroom family house. Situated in a quiet no through road in the popular Chase Estate, close to reputable schools. Benefiting from off street parking for 2 cars to the front and a garage/workshop at the rear, 2 Reception rooms, an extended kitchen and a ground floor WC. The first floor has 3 bedrooms and a spacious family bathroom with a separate shower cubical. Internal viewing highly recommended.



## ENTRANCE HALL

**RECEPTION 1** 14' 6" x 12' 8" (4.42m x 3.86m)

**RECEPTION 2** 12' 1" x 11' 1" (3.68m x 3.38m)

**KITCHEN** 15' 4" x 7' 6" reducing to 5' 7" (4.67m x 2.29m)

## GROUND FLOOR WC

## LANDING

**BEDROOM 1** 13' 9" x 11' 9" (4.19m x 3.58m)

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

**BEDROOM 3** 7' 2" x 6' 9" (2.18m x 2.06m)

**BATHROOM** 8' 1" x 8' 1" (2.46m x 2.46m)

## OFF ROAD PARKING

## GARAGE/WORKSHOP



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	68 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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