



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.





15T FLOOR 462 to 8, (42.9 to m.) appro



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.

White very altern has been made to ensure the accuracy of the foosphain contened here, measurements of doors, windows, notice and any other latern lies approvate and or a spondants is been for any entry, emission or mis-statement. The jet in for flustrative 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 chiefconty come beginning.

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)

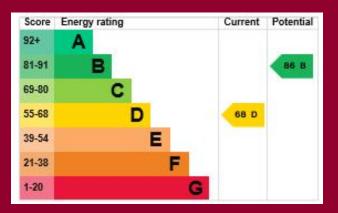
OFF ROAD PARKING

GARAGE/WORKSHOP





IMP ORTANT 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