

3 Montagu Gardens, Wallington, Surrey, SM6 8EP
£780,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer this attractive semi detached family house which is situated in a popular tree lined road within a short walk of Wallington station and town centre which offers a range of shops and amenities. The property which has no chain has a modern interior but still retains many original features boasts three large reception rooms and a refitted kitchen/breakfast room. There is also a conservatory and downstairs wc.

Stairs lead up to a galleried landing with four double bedrooms and a family bathroom. Outside at the front there is driveway parking which leads to the garage (currently used as a utility room) and a large garden at the back with raised pond and patio area.



ROOMS

ENTRANCE HALL

LOUNGE 16' 1" x 15' 9" (4.9m x 4.8m)

DINING ROOM 17' 8" x 11' 6" (5.38m x 3.51m)

KITCHEN/BREAKFAST ROOM 20' 10" x 11' 2"
(6.35m x 3.4m)

CONSERVATORY 12' 4" x 9' 11" (3.76m x
3.02m)

WC

STAIRS TO THE FIRST FLOOR

GALLERIED LANDING

BEDROOM 1 12' 7" x 11' 10" (3.84m x 3.61m)

BEDROOM 2 12' 9" x 11' 5" (3.89m x 3.48m)

BEDROOM 3 11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM 4 9' 10" x 9' 5" (3m x 2.87m)

BATHROOM

REAR GARDEN

DRIVEWAY PARKING

**GARAGE (CURRENTLY USED AS A UTILITY
ROOM)** 15' 11" x 8' 2" (4.85m x 2.49m)



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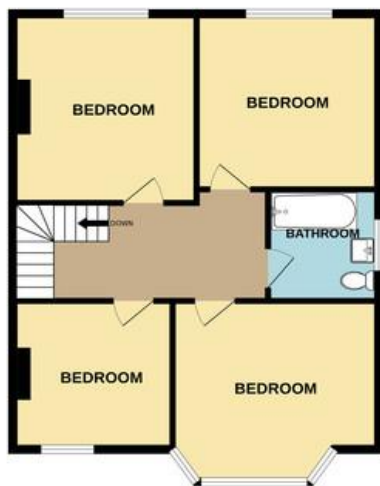
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FLOOR PLAN

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1733 sq.ft. (161.0 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		82 B
69-80	C		
55-68	D	65 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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