



PAUL GRAHAM

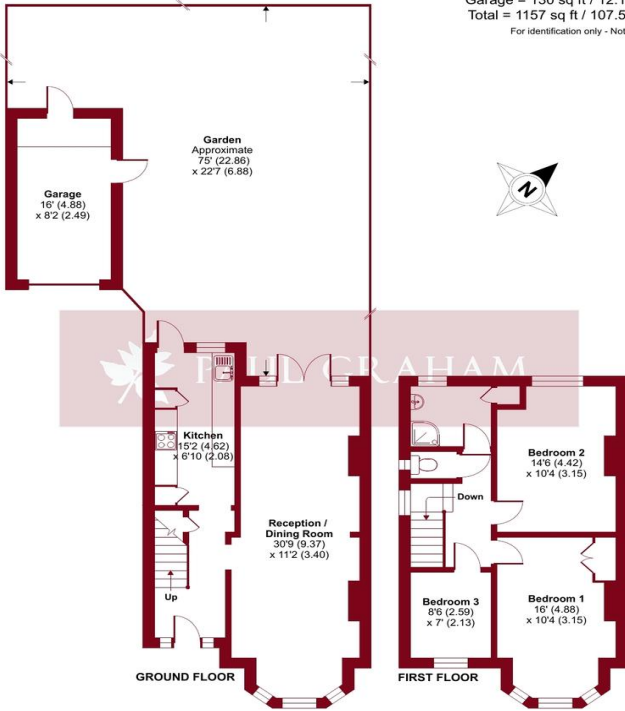


17 Harcourt Field, Wallington, Surrey, SM6 8BA | **£635,000 Freehold**

This attractive three bedroom semi detached family house is offered in a sought after residential cul de sac. The property has been well maintained by the current owners and an early viewing is advised.

Harcourt Field, Wallington, SM6

Approximate Area = 1027 sq ft / 95.4 sq m
 Garage = 130 sq ft / 12.1 sq m
 Total = 1157 sq ft / 107.5 sq m
 For identification only - Not to scale



ENTRANCE HALL

LOUNGE/DINING ROOM 30' 9" x 11' 2" (9.37m x 3.4m)

KITCHEN 15' 2" x 6' 10" (4.62m x 2.08m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 16' 0" x 10' 4" (4.88m x 3.15m)

BEDROOM 2 14' 6" x 10' 4" (4.42m x 3.15m)

BEDROOM 3 8' 6" x 7' 0" (2.59m x 2.13m)

SHOWER ROOM AND WC

OFF STREET PARKING

SHARED DRIVEWAY TO THE GARAGE 16' 0" x 8' 2" (4.88m x 2.49m)

SECLUDED REAR GARDEN

POPULAR RESIDENTIAL CUL DE SAC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Paul Graham 2024. Produced for Paul Graham. REF: 1187909



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		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

WALLINGTON

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