

64 Birchwood Avenue, Wallington, Surrey, SM6 7EN
Guide Price £620,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are pleased to market this extended 3 bedroom semi detached family house which backs on to The River Wandle. Situated on a residential no through road and benefits from a fantastic rear extension providing a 25ft open plan kitchen/diner, separate sitting room, ground floor WC and a utility cupboard. The first floor has 3 bedrooms and a family bathroom. Also includes off street parking and shared drive leading to what was the garage which is currently used as storage and an office. The garden includes a patio area and pergola where you can enjoy The River Wandle at the rear of the garden. Viewing is highly recommended.



ROOMS

ENTRANCE HALL

GROUND FLOOR WC

RECEPTION ROOM 12' 9" x 11' 5" (3.89m x 3.48m)

KITCHEN/DINING ROOM 24' 0" x 16' 10" (7.32m x 5.13m)

UTILITY CUPBOARD

LANDING

BEDROOM 1 12' 9" x 11' 5" (3.89m x 3.48m)

BEDROOM 2 12' 11" x 8' 11" (3.94m x 2.72m)

BEDROOM 3 7' 10" x 6' 0" (2.39m x 1.83m)

FAMILY BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m)

HOME OFFICE AND STORAGE

GARDEN PERGOLA

BACKS ON TO THE RIVER WANDLE

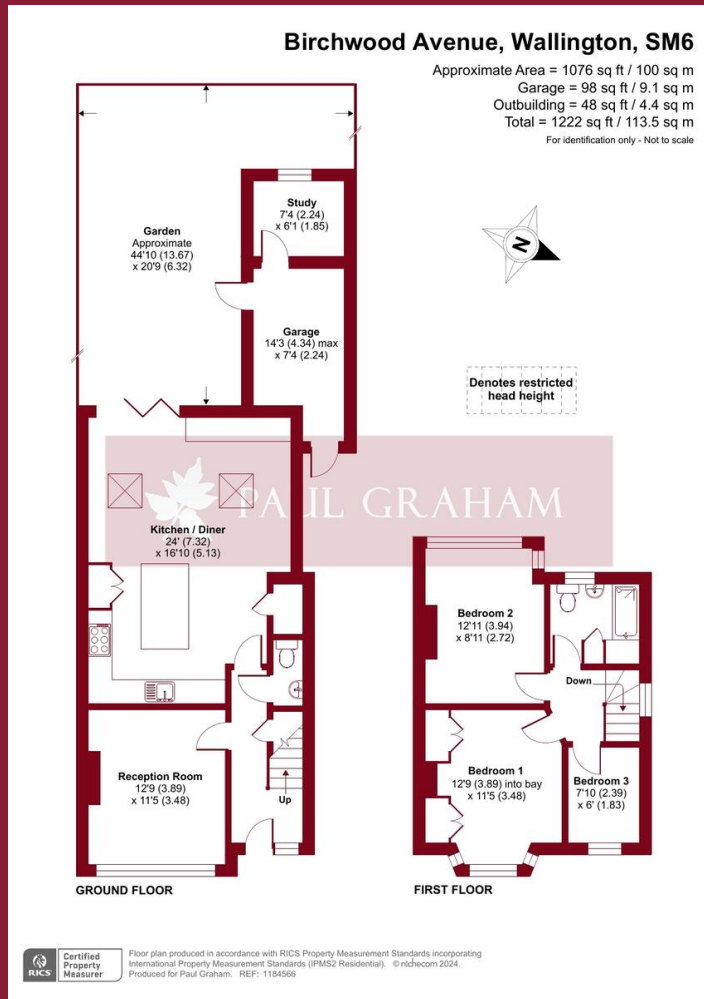
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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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