

2 Hillside Gardens, South Wallington, Surrey, SM6 9NY
£925,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer this double front detached family house which provides bright and spacious accommodation arranged over two floors. The property boasts a flexible layout and a viewing is highly recommended.



ROOMS

ENTRANCE HALL

LOUNGE 23' 11" x 15' 9" (7.29m x 4.8m)

KITCHEN/DINING/FAMILY ROOM 23' 9" x 14' 8"
(7.24m x 4.47m)

STUDY/BEDROOM 6' 7" 2" x 5' 6" (2.18m x 1.68m)

BEDROOM 5/GYM 11' 4" x 11' 1" (3.45m x 3.38m)

UTILITY ROOM 11' 5" x 7' 2" (3.48m x 2.18m)

SHOWER ROOM

STAIRS TO BEDROOM 4

BEDROOM 4 20' 3 max" x 10' 4" (6.17m x 3.15m)

ENSUITE WC

STAIRS TO FIRST FLOOR

BEDROOM 1 15' 7" x 13' 7 max" (4.75m x 4.14m)

BEDROOM 2 11' 7" x 8' 11" (3.53m x 2.72m)

BEDROOM 3 11' 4" x 7' 4" (3.45m x 2.24m)

BATHROOM

REAR GARDEN

SUMMER HOUSE 22' 4" x 18' 1" (6.81m x 5.51m)

DRIVEWAY PARKING

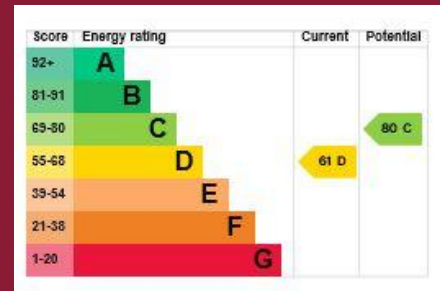
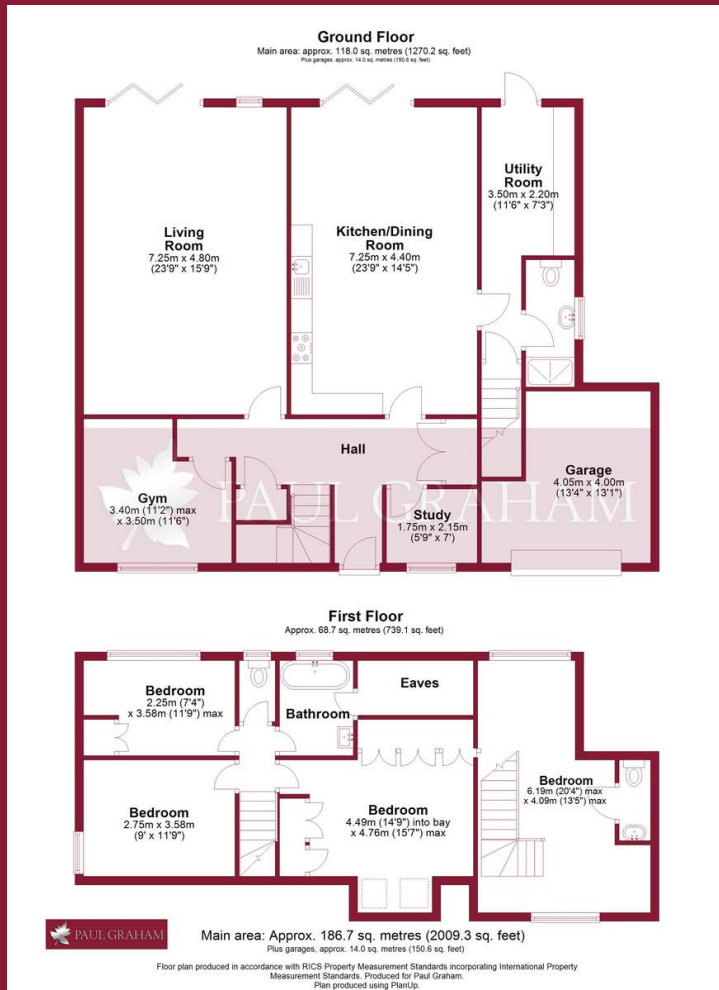
GARAGE



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



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

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk