

82 Alington Grove, South Wallington, Surrey, SM6 9NG
£725,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This well presented extended family house is located in a popular residential road on the South side of Wallington and is within close proximity of both Wallington Girls and Wilson's. This wonderful property has been extended and updated by the current owners and an early viewing is advised to avoid disappointment. The accommodation is comprised of a spacious entrance hall, 16'7 lounge, a large open plan kitchen/dining area with bi folding doors leading into the garden and a family room/office. There is also a separate utility room and shower room/Wc.

The top floors boast three double bedrooms and three modern bath/shower rooms. Outside there is a driveway with parking at the front which overlooks the green and a secluded rear garden with a cabin/home gym.



ROOMS

ENTRANCE HALL

LOUNGE 16' 7" x 11' (5.05m x 3.35m)

KITCHEN 18' 10" x 9' 6" (5.74m x 2.9m)

DINING ROOM 13' 11" x 11' 8" (4.24m x 3.56m)

FAMILY ROOM/OFFICE 11' 8" x 10' (3.56m x 3.05m)

UTILITY ROOM 5' 10" x 5' 9" (1.78m x 1.75m)

SHOWER ROOM/WC

STAIRS TO THE FIRST FLOOR

BEDROOM 2 14' 5" x 12' 6" (4.39m x 3.81m)

EN SUITE SHOWER ROOM

BEDROOM 3 12' 6" x 9' 2" (3.81m x 2.79m)

FAMILY BATHROOM

WC

STAIRS TO THE TOP FLOOR

BEDROOM 1 16' 3" x 12' 6" (4.95m x 3.81m)

SHOWER ROOM

SECLUDED REAR GARDEN

DRIVEWAY WITH PARKING FOR 2/3 CARS

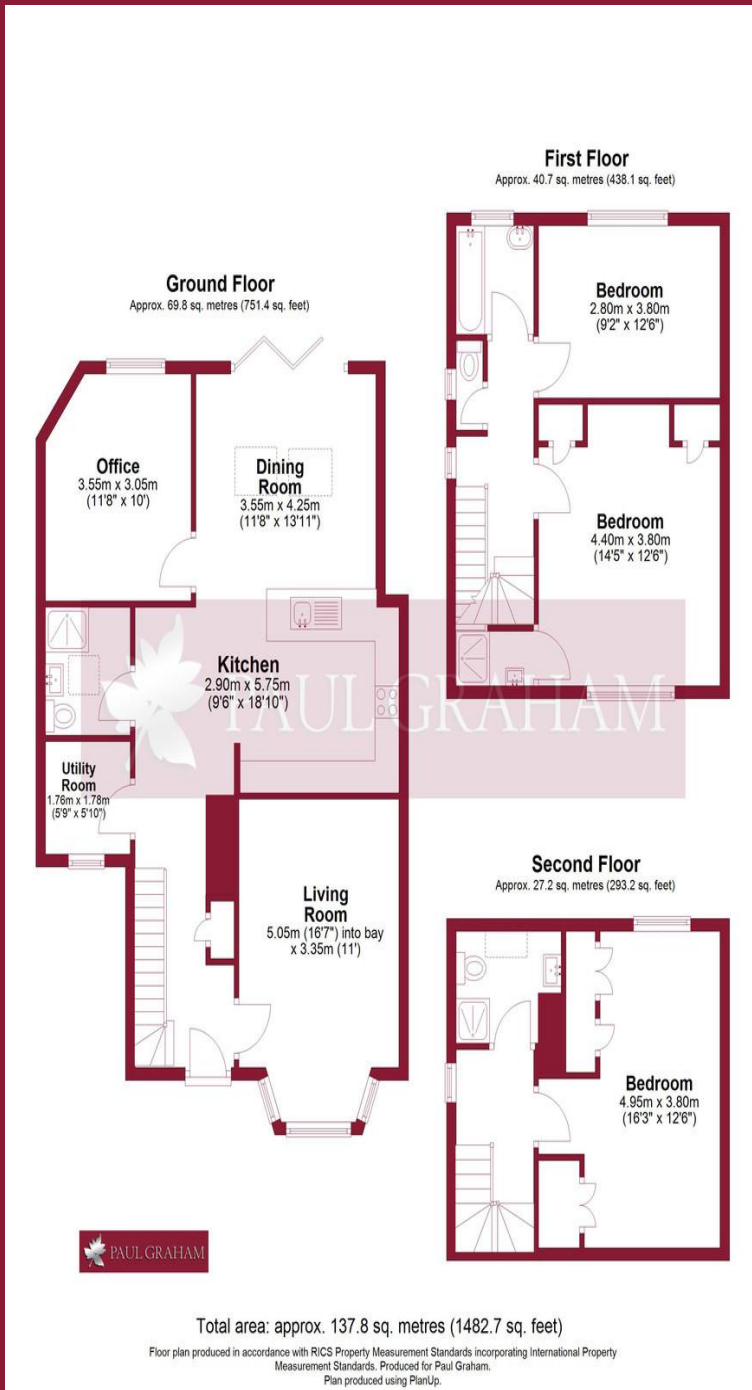
CABIN/HOME GYM



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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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