

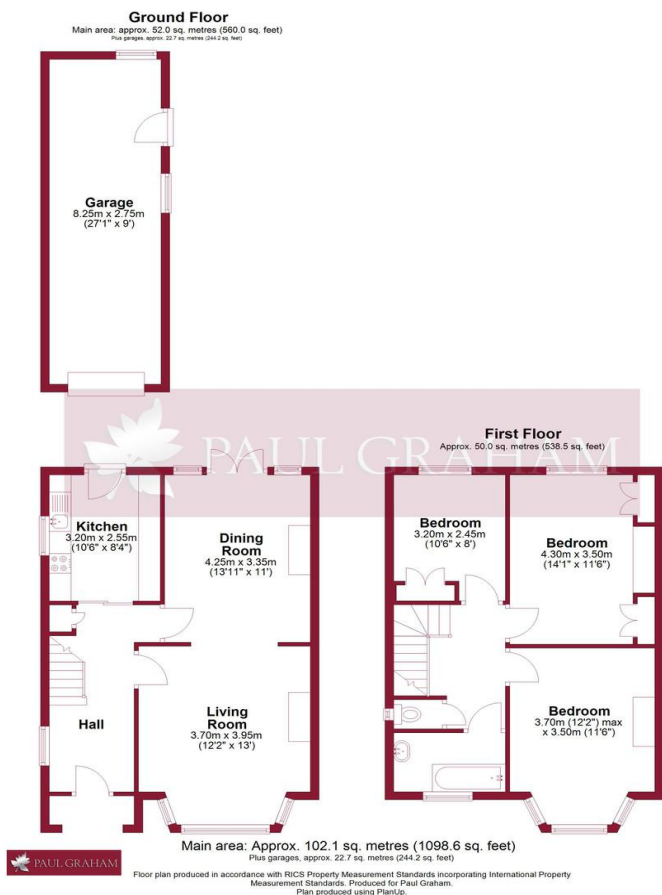


PAUL GRAHAM



13 Iberian Avenue, Wallington, Surrey, SM6 8JA | **£575,000 Freehold**

This well presented three bedroom semi detached house is offered for sale with no chain and is located within walking distance of local shops and a selection of good schools. Benefits include two good size reception rooms and a fitted kitchen. Upstairs boasts three good size bedrooms and a modern bathroom. There are well maintained front and rear gardens and a 30' garage/workshop accessed via a shared driveway.



ENTRANCE HALL

LOUNGE 14' 1" x 13' (4.29m x 3.96m)

DINING ROOM 14' 3" x 10' 1" (4.34m x 3.07m)

KITCHEN 10' 1" x 8' 4" (3.07m x 2.54m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' x 10' (4.27m x 3.05m)

BEDROOM 2 14' 1" x 11' 5" (4.29m x 3.48m)

BEDROOM 3 10' 5" x 8' (3.18m x 2.44m)

BATHROOM

SEPARATE WC

FRONT AND REAR GARDENS

GARAGE AND WORKSHOP 30' x 10' (9.14m x 3.05m)

SHARED DRIVEWAY



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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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