

30 Buckingham Way, Wallington, Surrey, SM6 9LT
Guide Price £1,125,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to market this stunning 6 bedroom detached house on one of South Wallington most sought after roads. There are 4 bedrooms in the main house and a self contained annexe equivalent of a 2 bedroom house adjoined to the property which has its own entrance as well as access to the house and garden, a perfect place for family or visitors to stay long term of just a brief visit, it could also be rented out long term tenancy or short term via Airbnb for an additional income. Viewing is highly recommended.



ROOMS

ENTRANCE HALL

GROUND FLOOR WC

RECEPTION ROOM 23' x 11' 2" (7.01m x 3.4m)

KITCHEN/DINING ROOM 26' 9" x 17' 5" max (8.15m x 5.31m)

UTILITY/STORAGE ROOM 20' 10" x 6' 8" (6.35m x 2.03m)

FIRST FLOOR

BEDROOM 1 15' 10" x 14' 9" (4.83m x 4.5m)

EN SUITE SHOWER

BEDROOM 2 13' 8" x 12' 4" (4.17m x 3.76m)

BEDROOM 3 11' 6" x 8' 3" (3.51m x 2.51m)

BEDROOM 4 9' 3" x 5' 6" (2.82m x 1.68m)

FAMILY BATHROOM

ANNEXE

RECEPTION ROOM 18' 8" x 11' 11" (5.69m x 3.63m)

KITCHEN 11' 10" x 7' 10" (3.61m x 2.39m)

FIRST FLOOR

BEDROOM 5 12' 8" x 11' 10" (3.86m x 3.61m)

BEDROOM 6 11' 10" x 9' 2" (3.61m x 2.79m)

BATHROOM

OUTSIDE

FRONT GARDEN

OFF STREET PARKING FOR SEVERAL CARS

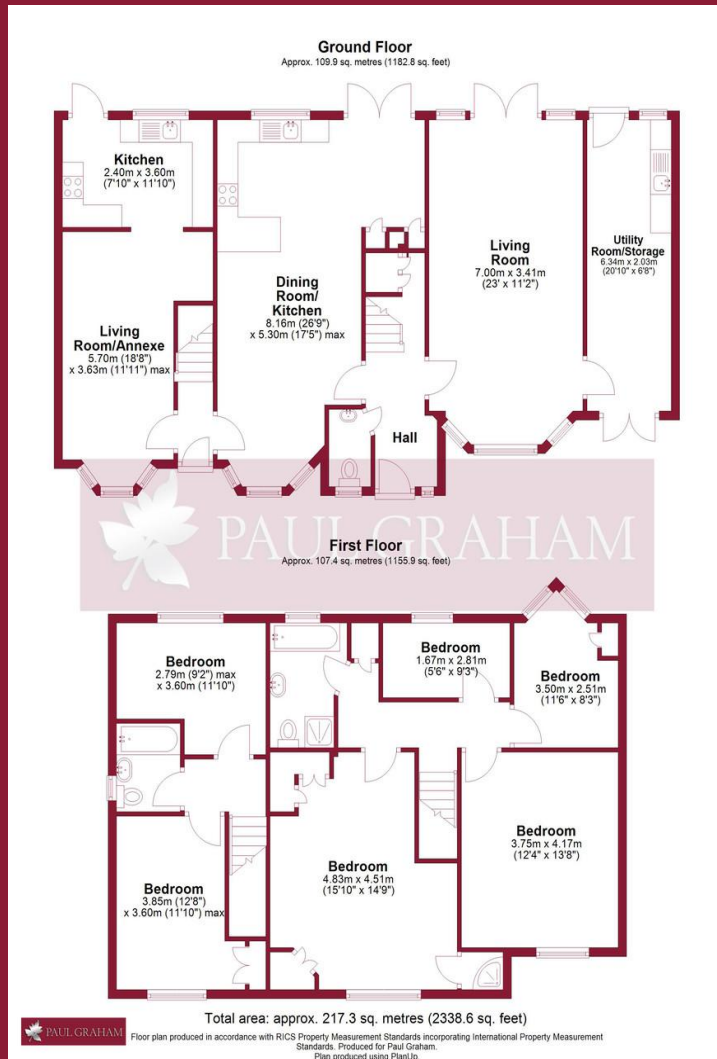
REAR GARDEN



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FLOOR PLAN



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

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