



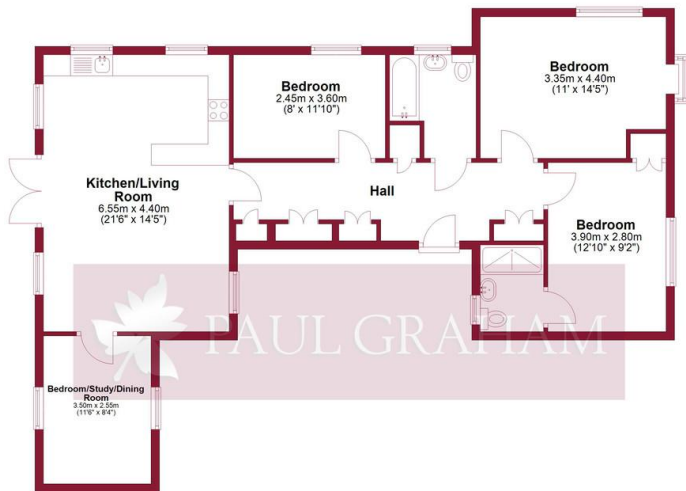
PAUL GRAHAM



11 Oaklands Way, Wallington, Surrey, SM6 9RR | **Guide Price £735,000 Freehold**

Paul Graham are pleased to market this immaculate 3/4 bedroom detached bungalow. The current owner has fully renovated this property to a high standard. The master bedroom has an en-suite shower with 2 further good size bedrooms, a 21 ft open plan kitchen/living room which leads to another room that is currently used as a home office but could be another bedroom or a dining room. Outside there is off street parking and garage with gardens wrapping round the property on both sides rear and front. Viewing is recommended.

Ground Floor
Approx. 96.9 sq. metres (1042.9 sq. feet)



Total area: approx. 96.9 sq. metres (1042.9 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using PlanUp.

ENTRANCE HALL

LIVING ROOM/KITCHEN 21' 5" x 14' 4" (6.53m x 4.37m)

BEDROOM 4/STUDY/DINING ROOM 11' 6" x 8' 4" (3.51m x 2.54m)

BEDROOM 1 12' 8" x 9' 2" (3.86m x 2.79m)

EN SUITE SHOWER ROOM 6' 8" x 4' 5" (2.03m x 1.35m)

BEDROOM 2 14' 4" x 10' 11" (4.37m x 3.33m)

BEDROOM 3 11' 9" x 8' (3.58m x 2.44m)

BATHROOM 8' x 6' 9" (2.44m x 2.06m)

OFF STREET PARKING

GARAGE

GARDENS TO FRONT, REAR AND SIDES



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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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