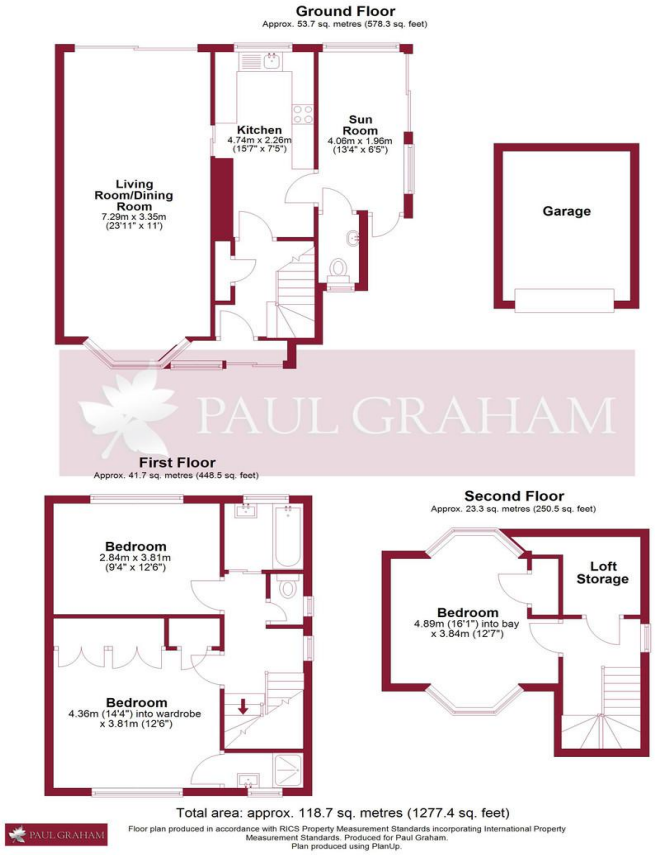
92 Alington Grove, Wallington, Surrey, SM6 9NG | **£675,000 Freehold**

Paul Graham are delighted to present this semi detached family home which is situated on a corner plot overlooking a green in a popular residential road in South Wallington. The accommodation is laid out over three floor and boasts three double bedrooms, two bath/shower rooms and offers potential for further extension.



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINER 23' 11" x 11' 0" (7.29m x 3.35m)

KITCHEN 15' 7" x 7' 5" (4.75m x 2.26m)

SUN ROOM 13' 4" x 6' 5" (4.06m x 1.96m)

DOWNSTAIRS WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 14' 4" x 12' 6" (4.37m x 3.81m)

EN SUITE SHOWER ROOM

BEDROOM 2 12' 6" x 9' 4" (3.81m x 2.84m)

BATHROOM

SEPARATE WC

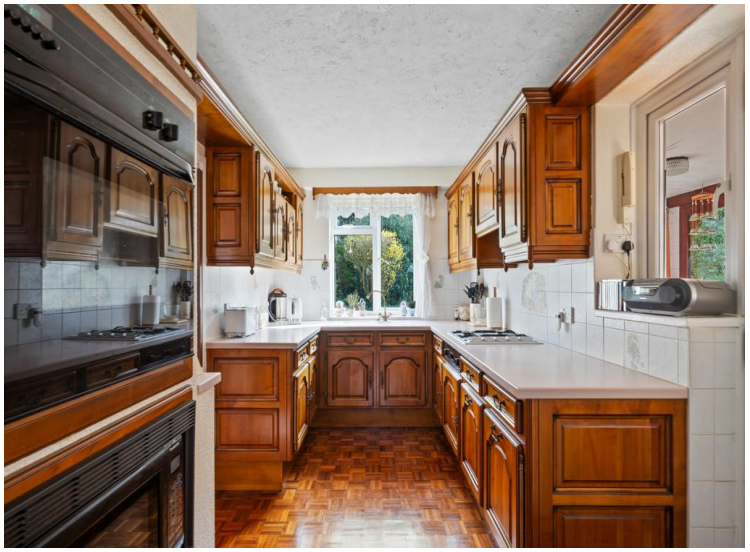
STAIRS TO TOP FLOOR

BEDROOM 3 16' 1" x 12' 7" (4.9m x 3.84m)

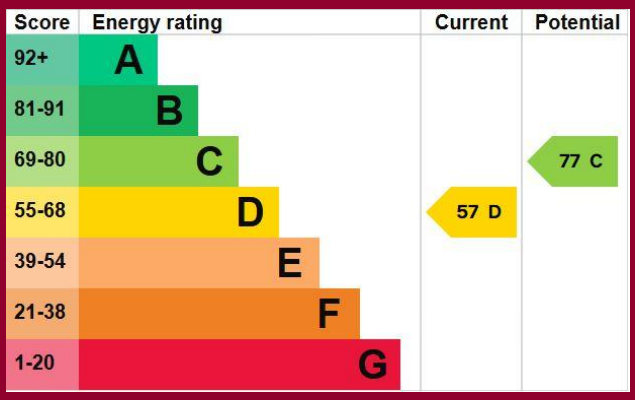
LARGE REAR GARDEN

GARAGE AND CAR PORT

FRONT GARDEN



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.



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