



57 Lavender Vale, Wallington, Surrey, SM6 9QR | **Guide Price £600,000 Freehold**

This attractive three bedroom semi detached family home is well located within easy reach of highly regarded schools and Wallington town centre. Boasting spacious rooms, an open plan kitchen with separate utility room, large dining area and two bath/shower rooms this property is not to be missed. Offered to the market with no onward chain.

ENTRANCE PORCH AND ENTRANCE HALL

LOUNGE 16' 9" x 12' 6" (5.11m x 3.81m)

KITCHEN 13' 0" x 11' 6" (3.96m x 3.51m)

DINING AREA 18' 8" x 9' 4" (5.69m x 2.84m)

UTILITY ROOM 6' 11" x 5' 5" (2.11m x 1.65m)

SHOWER ROOM/WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 11' 4" (3.99m x 3.45m)

BEDROOM 2 10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM 3 8' 2" x 7' 3" (2.49m x 2.21m)

BATHROOM

SEPARATE WC

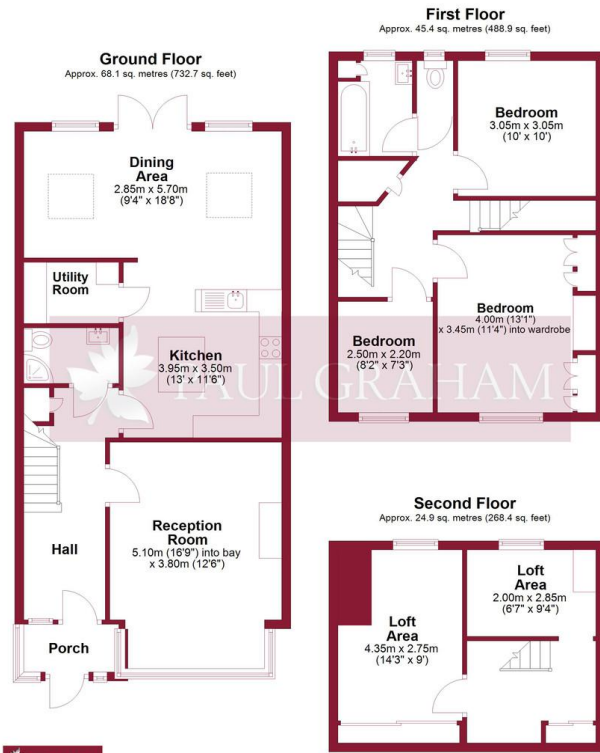
LOFT ROOM 1 14' 3" x 9' (4.34m x 2.74m)

LOFT ROOM 2 9' 4" x 6' 7" (2.84m x 2.01m)

GOOD SIZE REAR GARDEN

OFF STREET PARKING

CLOSE TO REPUTABLE SCHOOLS



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		
69-80	C		75 C
55-68	D	64 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