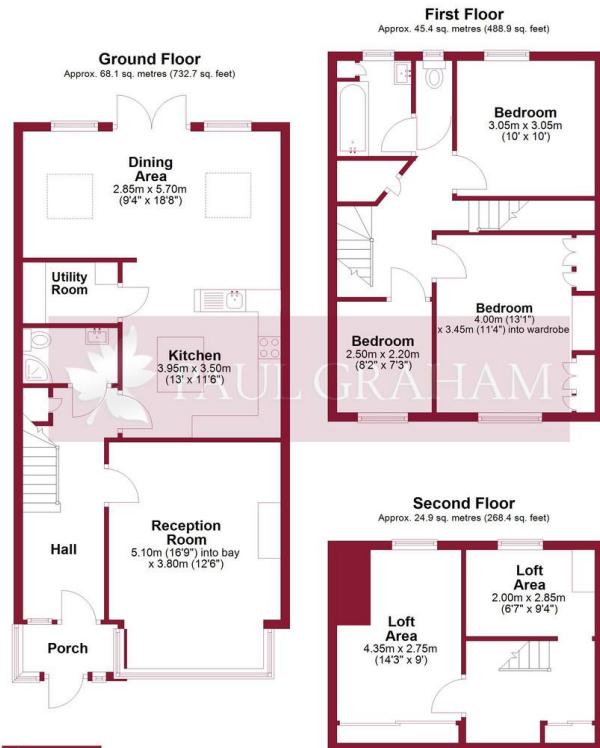




57 Lavender Vale, Wallington, Surrey, SM6 9QR | Guide Price £600,000 Freehold

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.



Total area: approx. 138.4 sq. metres (1489.9 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 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)

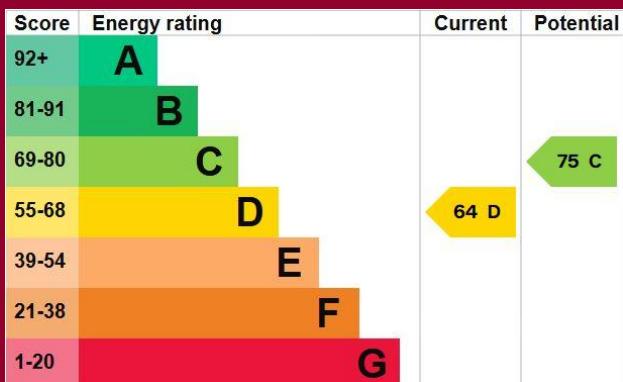
GOOD SIZE REAR GARDEN

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.



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