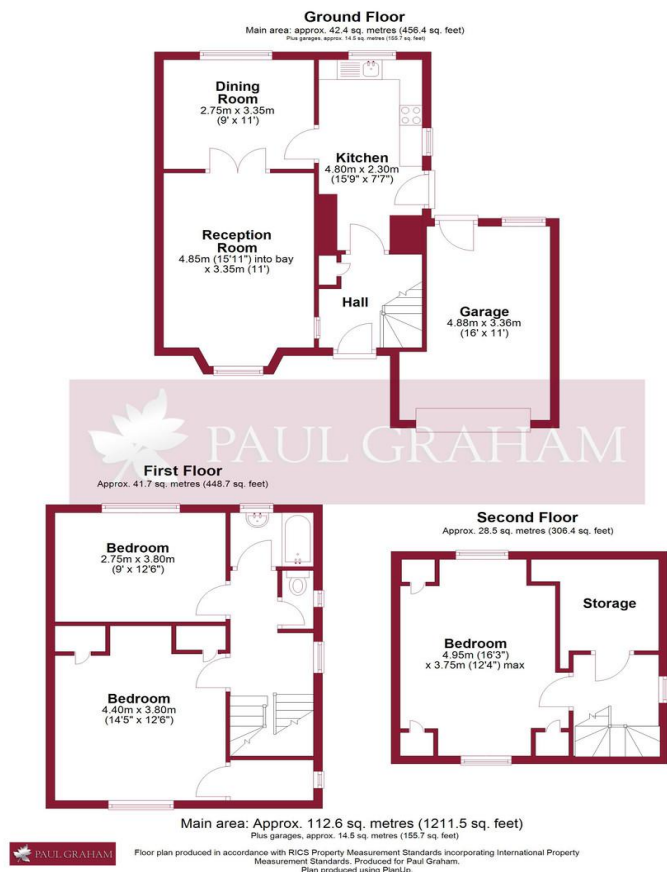




64 Alington Grove, South Wallington, Surrey, SM6 9NG | Guide Price £625,000

Paul Graham are pleased to offer spacious three double bedroom semi detached home situated in a quiet location offered for sale with no chain which is ideally positioned in a sought after residential street, close to reputable schools and local amenities. Offering generous living space throughout but also offers the potential to extend STPP.



ENTRANCE HALL

LOUNGE 15' 11" x 11' 0" (4.85m x 3.35m)

DINING ROOM 11' 0" x 9' 0" (3.35m x 2.74m)

KITCHEN 15' 9" x 7' 7" (4.8m x 2.31m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 5" x 12' 6" (4.39m x 3.81m)

BEDROOM 2 12' 6" x 9' 0" (3.81m x 2.74m)

BATHROOM

SEPARATE WC

STAIRS TO THE SECOND FLOOR

BEDROOM 3 16' 3" x 12' 4" (4.95m x 3.76m)

WALK IN STORAGE ROOM

LARGE REAR GARDEN

DRIVEWAY AND GARAGE 16' 0" x 11' 0" (4.88m x 3.35m)

NO CHAIN

CLOSE TO EXCELLENT 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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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