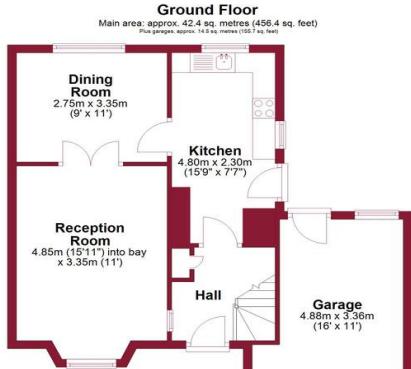




64 Alington Grove, South Wallington, Surrey, SM6 9NG | **Guide Price £625,000**

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.



**PAUL GRAHAM**

First Floor

Approx. 41.7 sq. metres (446.7 sq. feet)



Main area: Approx. 112.6 sq. metres (1211.5 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.

**PAUL GRAHAM**

**Second Floor**  
Approx. 28.5 sq. metres (306.4 sq. feet)

## 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

**PAUL GRAHAM**



**PAUL GRAHAM**



**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

Residential Sales

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Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales

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Carshalton  
Surrey SM5 3AG

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