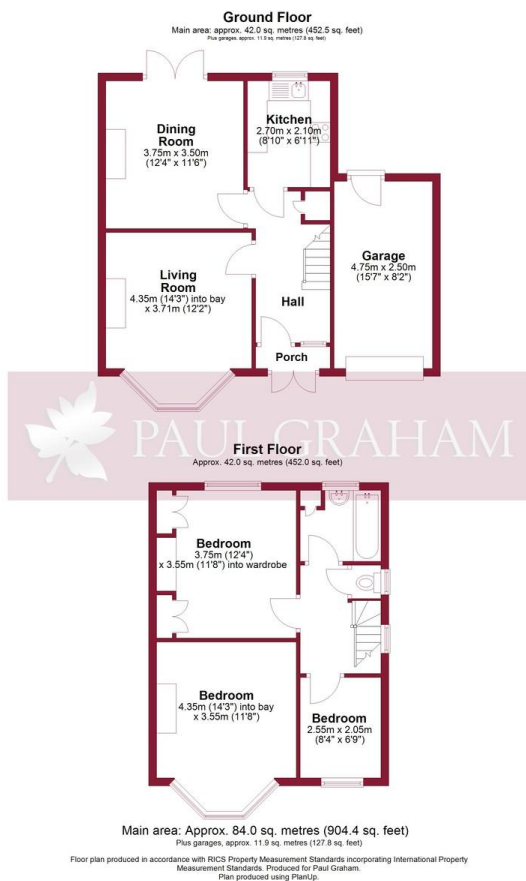




27 Raleigh Avenue, Wallington, Surrey, SM6 8HE | **Guide Price £550,000 Freehold**

Paul Graham are pleased to market this 3 bed semi detached house on a quiet residential road. The property has 2 separate reception rooms, and a recently modernised kitchen. The first floor has 2 double bedrooms and a good sized 3rd, and a family bathroom with a separate WC that requires modernisation. Outside, there is off street parking leading to the garage, front and rear garden. Viewing is recommended on this no chain property.





## ENTRANCE HALL

**RECEPTION 1** 14' 3" x 12' 2" (4.34m x 3.71m)

**RECEPTION 2** 12' 3" x 11' 7" (3.73m x 3.53m)

**KITCHEN** 8' 9" x 6' 10" (2.67m x 2.08m)

## LANDING

**BEDROOM 1** 14' 8" x 11' 6" (4.47m x 3.51m)

**BEDROOM 2** 12' 3" x 11' 6" (3.73m x 3.51m)

**BEDROOM 3** 8' x 7' 3" (2.44m x 2.21m)

**BATHROOM** 7' 3" x 5' 10" (2.21m x 1.78m)

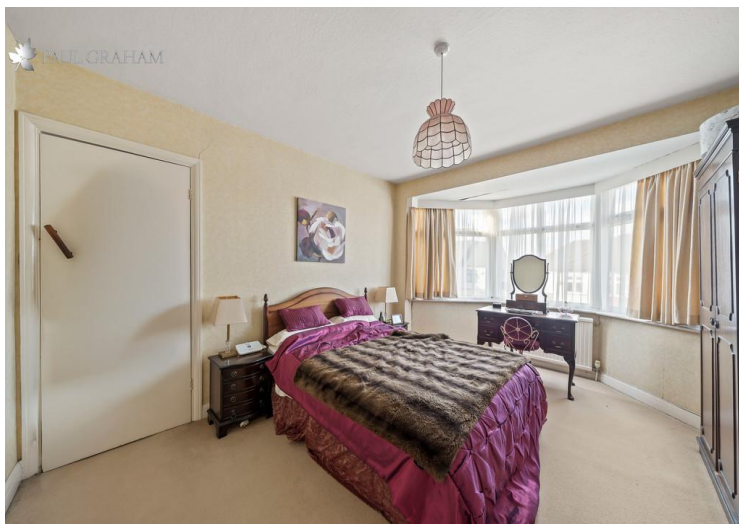
**SEPARATE WC**

**OFF ROAD PARKING**

**GARAGE TO SIDE**

**FRONT & REAR GARDEN**

**NO CHAIN**



**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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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