

8 Marchmont Road, South Wallington, Surrey, SM6 9NU  
£900,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This attractive detached character house offers a wealth of original features, including beautiful stained glass windows and charming period details throughout. The property provides generous and versatile accommodation, to include four good sized bedrooms, two spacious reception rooms, and a well-appointed kitchen/breakfast room ideal for family living. A modern family bathroom complements the home. Wallington town centre is a short distance away which provides a range of shops, cafe's and station with links to London Bridge and London Victoria.



## ROOMS

### SPACIOUS ENTRANCE HALL

**LIVING ROOM** 13' 9 into bay" x 11' 0" (4.19m x 3.35m)

**DINING ROOM** 23' 4" x 10' 4" (7.11m x 3.15m)

**KITCHEN/BREAKFAST ROOM** 19' 6" x 8' 4" (5.94m x 2.54m)

**WC**

**STAIRS TO FIRST FLOOR**

**LANDING**

**BEDROOM 1** 15' 3" x 10' 4" (4.65m x 3.15m)

**BEDROOM 2** 13' 3" x 8' 4" (4.04m x 2.54m)

**BEDROOM 3** 12' 4" x 11' 2" (3.76m x 3.4m)

**BEDROOM 4** 8' 2" x 7' 7" (2.49m x 2.31m)

**BATHROOM**

**REAR GARDEN**

**OFF STREET PARKING**

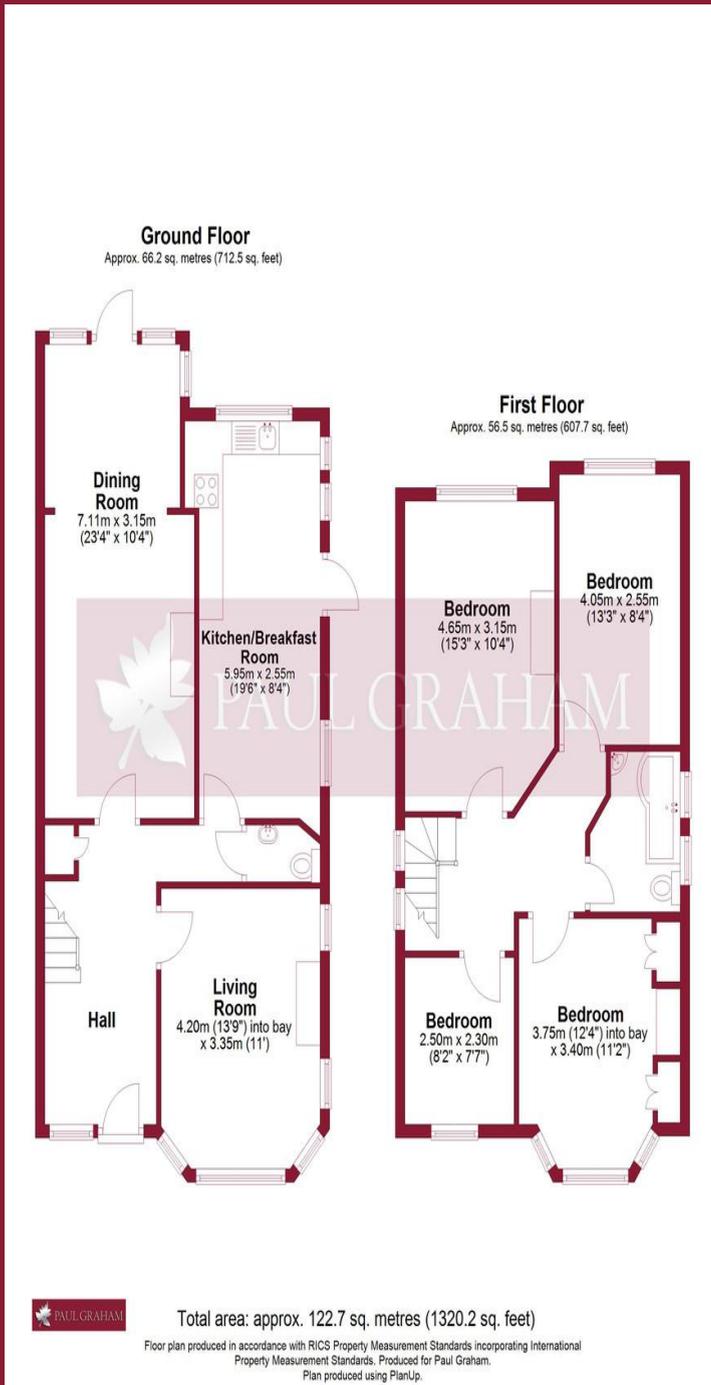
**WITHIN WALKING DISTANCE OF  
WALLINGTON GIRLS**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

## WALLINGTON

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## CARSHALTON

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