

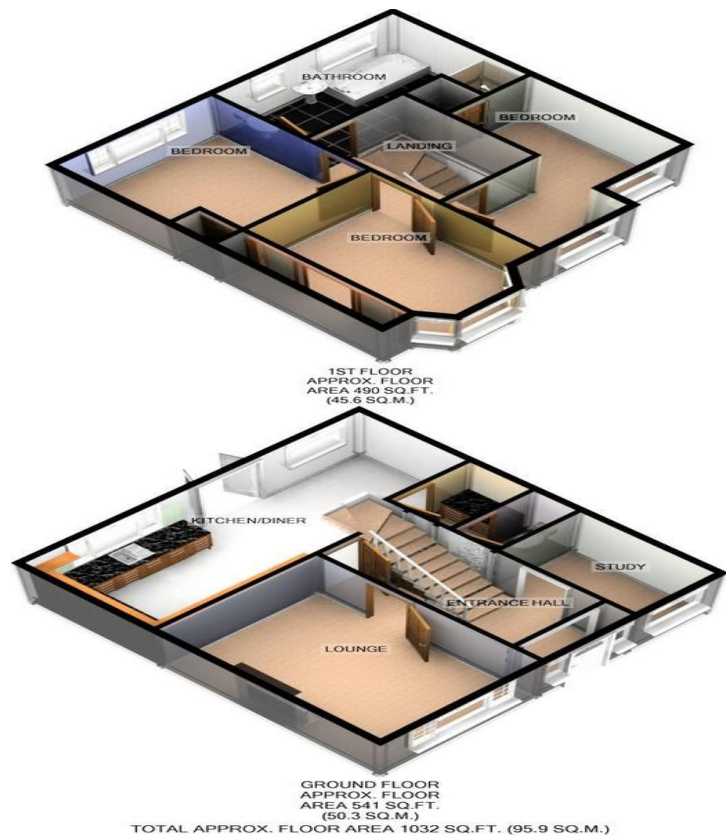


PAUL GRAHAM



52 Victoria Avenue, Wallington, Surrey, SM6 7JS | **£485,000**

Paul Graham are pleased to offer for sale this 3 bedroom extended semi detached on the Butter Hill development. The property which has been recently redecorated offers an open plan kitchen/diner, lounge and study. There is also a utility room and separate wc. Upstairs boasts 3 bedrooms and spacious bathroom. Outside there is a good size rear garden and off street parking.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

ENTRANCE HALL

LOUNGE 14' 8" x 10' 7" (4.47m x 3.23m)

STUDY 9' x 5' 4" (2.74m x 1.63m)

KITCHEN/DINER 23' 5" x 9' 6" (7.14m x 2.9m)

UTILITY ROOM AND WC

STAIRS TO FIRST FLOOR

BEDROOM 1

BEDROOM 2 10' 10" x 10' 4" (3.3m x 3.15m)

BEDROOM 3 12' 10" x 6' 6" (3.91m x 1.98m)

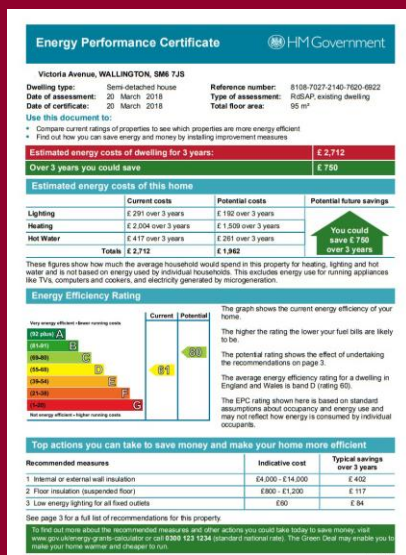
BATHROOM 12' 8" x 6' 4" (3.86m x 1.93m)

REAR GARDEN

OFF STREET PARKING



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

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk