



PAUL GRAHAM



23 Avenue Road, South Wallington, Surrey, SM6 9QF | **Guide Price £649,999**

A bright and spacious 4 bedroom period semi detached family home. The property is located in a popular residential road in the heart of South Wallington, close to shops, bus routes and reputable schools. Features include high ceilings, ornate coving, a Southerly aspect garden and potential to extend, subject to planning consent.

ENTRANCE PORCH

ENTRANCE HALL

FRONT RECEPTION ROOM 15' 8" x 14' 5" (4.78m x 4.39m)

Into bay

REAR RECEPTION ROOM 11' 5" x 11' 9" (3.48m x 3.58m)

INNER HALL

SHOWER ROOM/WC

KITCHEN 16' 4" x 9' 8" (4.98m x 2.95m)

LANDING

BEDROOM 1 (REAR) 13' 5" x 13' 1" (4.09m x 3.99m)

BEDROOM 2 (FRONT) 13' 5" x 13' 3" (4.09m x 4.04m)

BEDROOM 3 (REAR) 9' 3" x 8' 6" (2.82m x 2.59m)

BEDROOM 4 (FRONT) 11' 5" x 8' 5" (3.48m x 2.57m) Max

BATHROOM

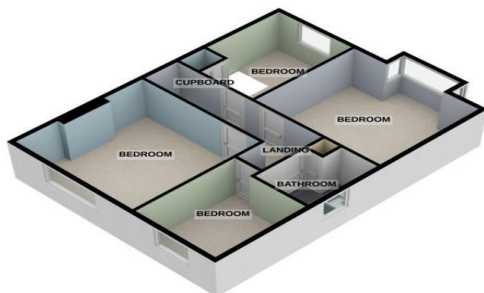
GARAGE 17' 4" x 7' 2" (5.3m x 2.2m)

PARKING

SOUTHERLY ASPECT GARDEN



GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

TOTAL FLOOR AREA : 1555 sq.ft. (144.5 sq.m.) approx.
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.
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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.

Address: 23 AVENUE ROAD, WALLINGTON, WALLINGTON, SM6 9QF
RRN: 9380-2471-3000-2500-5011

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT



POTENTIAL



England & Wales

EU Directive
2002/91/EC



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