



PAUL GRAHAM



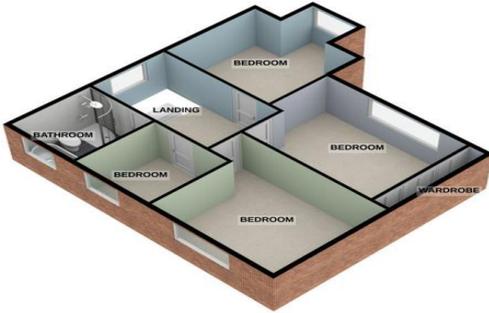
63 The Drive, South Wallington, Surrey, SM6 9ND | **£815,000**

Not to be missed. Located in a sought after road in South Wallington close to Wallington Girls and John Fisher schools this extended four bedroom detached family house is well presented throughout. The accommodation comprises of a spacious entrance hall, lounge, dining room with door leading out to a large rear garden. There is also a modern refitted kitchen with a breakfast room and wc. Upstairs benefits from 4 double bedrooms and a refitted family bathroom. The front provides driveway parking and a garage.

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 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. Made with Metropix © 2020

ENTRANCE HALL

LOUNGE 16' 10" x 13' 1" (5.15m x 4.0m)

DINING ROOM 14' 9" x 11' 11" (4.5m x 3.65m)

KITCHEN 14' 1" x 10' 5" (4.3m x 3.2m)

BREAKFAST ROOM 14' 1" x 8' 6" (4.3m x 2.6m)

WC

STAIRS TO FIRST FLOOR

LANDING

MASTER BEDROOM 14' 9" x 10' 9" (4.5m x 3.3m)

BEDROOM 2 14' 5" x 12' 3" (4.4m x 3.75m)

BEDROOM 3 12' 11" x 11' 11" (3.95m x 3.65m)

BEDROOM 4 8' 4" x 8' 4" (2.55m x 2.55m)

FAMILY BATHROOM

GAR AGE

DRIVEWAY

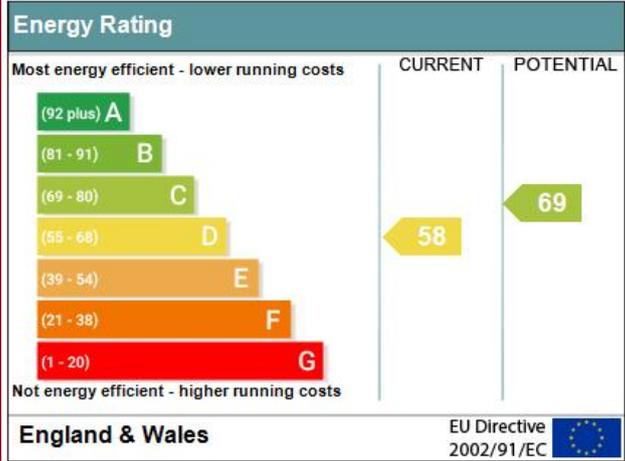
WELL PRESENTED THROUGHOUT

NO ONWARD 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.

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