



PAUL GRAHAM



23 Hillside Gardens, South Wallington, Surrey, SM6 9NX | **Guide Price £575,000**

An attractive and well presented 3 double bedroom semi-detached family home situated in a popular tree lined road on the South side of Wallington. The property boasts period features as well as spacious accommodation including a 15ft lounge, 14'9 dining room, a 21ft kitchen and a downstairs wc. The first floor has 3 double bedrooms with the smallest measuring 13' 10" x 9' 7" plus a modern family bathroom. The property is a close to many reputable schools, fantastic parkland and easy access to Wallington town centre and mainline station. The M23/25 motorways provide good access to several international airports. Viewing recommended.

ENTRANCE HALL

CLOAKROOM

LOUNGE 15' 4" x 12' 4" (4.67m x 3.76m)

DINING ROOM 14' 9" x 10' 4" (4.5m x 3.15m)

KITCHEN 21' 7" x 9' 2" max (6.58m x 2.79m)

LANDING

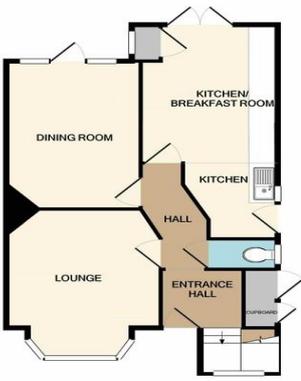
BEDROOM 1 15' 6" x 11' 8" (4.72m x 3.56m)

BEDROOM 2 14' 10" x 10' 8" (4.52m x 3.25m)

BEDROOM 3 13' 10" x 9' 7" (4.22m x 2.92m)

BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m)

FRONT & REAR GARDEN



GROUND FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(89.0 SQ.M.)



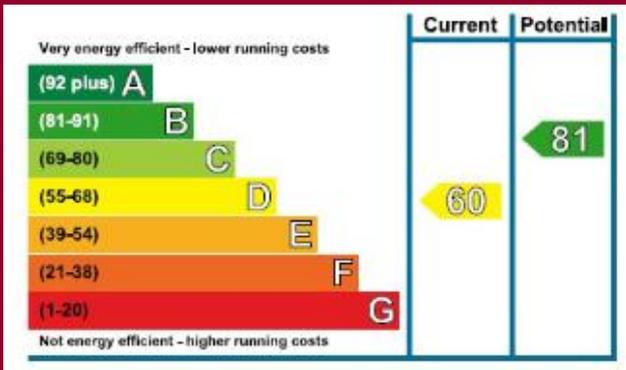
1ST FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. Your advice for all measurements should always be taken for each room.



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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