



PAUL GRAHAM



17 Burleigh Avenue, Wallington, Surrey, SM6 7JQ | **£495,000**

This good size semi detached family house is located on the favoured Butter Hill development and has been extended and comprises of: entrance hall, three reception rooms, a fitted kitchen with separate utility room. There is also a conservatory and Shower Room/Wc. Upstairs boasts 3 bedrooms and a family bathroom. Outside the good size rear garden is mainly laid to lawn with flower and shrub borders. Other benefits include off street parking at the front.

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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 10' x 6' 11" (3.05m x 2.11m)

FAMILY ROOM 13' 6" x 9' 9" (4.11m x 2.97m)

DINING ROOM 11' 10" x 9' 8" (3.61m x 2.95m)

LOUNGE 15' 3" x 10' 1" (4.65m x 3.07m)

KITCHEN 12' 2" x 6' 11" (3.71m x 2.11m)

UTILITY ROOM 12' 4" x 6' 10" (3.76m x 2.08m)

CONSERVATORY 9' 7" x 7' 2" (2.92m x 2.18m)

SHOWER ROOM/WC

STAIRS TO 1ST FLOOR

LANDING

BEDROOM 1 13' 1" x 9' 10" (3.99m x 3m)

BEDROOM 2 10' 11" x 9' 10" (3.33m x 3m)

BEDROOM 3 7' 1" x 6' 10" (2.16m x 2.08m)

BATHROOM

REAR GARDEN WITH SUMMER HOUSE

OFF STREET PARKING

POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		

WALLINGTON

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