

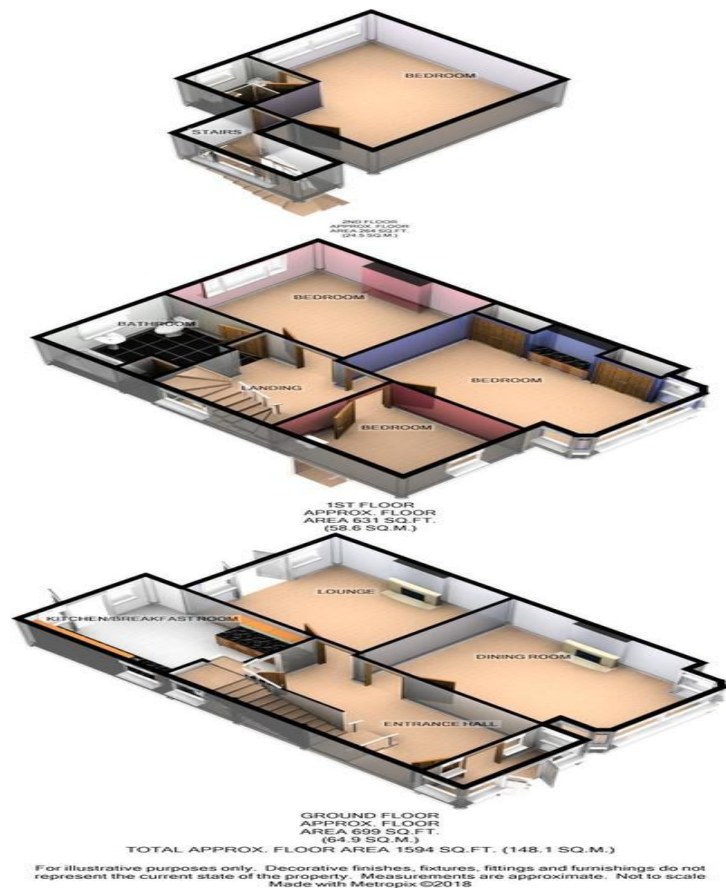


PAUL GRAHAM



32 Stanley Park Road, Wallington, SM6 0ET | **£600,000**

Paul Graham are pleased to market this spacious 4 bedroom semi detached family house, features include 2 separate reception rooms, 3 bedrooms and family bathroom on the first floor and 4th bedroom with en-suite on the 2nd floor, off street parking for 2 cars and 100ft approximate rear garden. Viewing recommended.



ENTRANCE HALL 17' 7" x 9' 1" (5.36m x 2.77m)

CLOAKROOM

RECEPTION 1 17' 6" x 12' 5" (5.33m x 3.78m)

RECEPTION 2 14' 1" x 12' 0" (4.29m x 3.66m)

KITCHEN 13' 8" x 9' 5" (4.17m x 2.87m)

FIRST FLOOR LANDING

BEDROOM 1 17' 4" x 12' 6" (5.28m x 3.81m)

BEDROOM 2 14' 1" x 12' 2" (4.29m x 3.71m)

BEDROOM 3 9' 9" x 9' 0" (2.97m x 2.74m)

FAMILY BATHROOM 9' 5" x 9' 0" (2.87m x 2.74m)

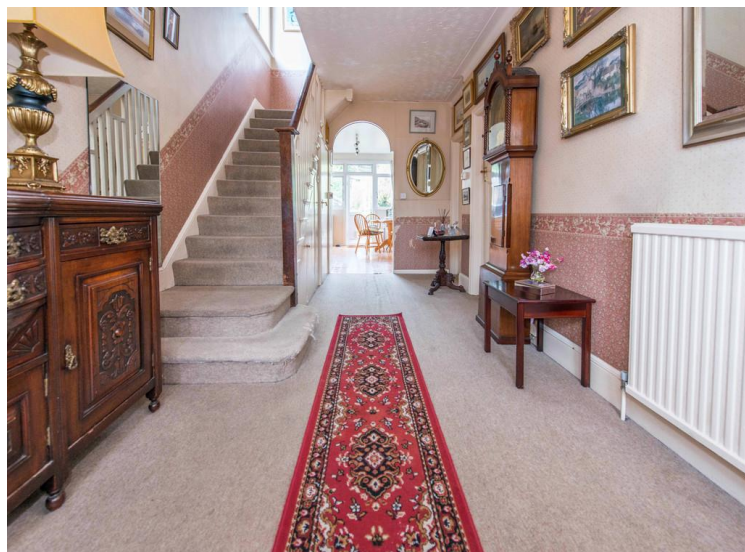
SECOND FLOOR LANDING

BEDROOM 4 17' 1" reducing to 9'8" x 15' 1" (5.21m x 4.6m)

EN SUITE SHOWER ROOM 5' 8" x 5' 4" (1.73m x 1.63m)

OFF STREET PARKING

REAR GARDEN



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.

Energy Performance Certificate HM Government

Stanley Park Road, WALLINGTON, SM6 0ET

Building type: Semi detached house
Date of assessment: 24 July 2018
Date of certificate: 24 July 2018

Reference number: 0051-2894-7132-9428-8051
Type of assessment: RPSAT existing dwelling
Total floor area: 147 m²

* Compare current ratings of properties to see which properties are more energy efficient
* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save	£ 1,446
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 255 over 3 years	You could save £ 1,446 over 3 years
Heating	£ 3,861 over 3 years	£ 2,811 over 3 years	
Hot Water	£ 411 over 3 years	£ 248 over 3 years	
Totals	£ 4,761	£ 3,315	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 318
2 Floor insulation (suspended floor)	£800 - £1,200	£ 189
3 Low energy lighting for all fixed outlets	£55	£ 105

See page 3 for a full list of recommendations for this property.

For more information about recommended measures and how you could take better to save money, visit www.gov.uk/energy-guidance or call 0800 152 1234 (standard national rate). The Green Deal may enable you to finance your home warmer and cheaper to run.

WALLINGTON

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