



23 MCINTOSH CLOSE WALLINGTON, SM6 9JP

£300,000
LEASEHOLD

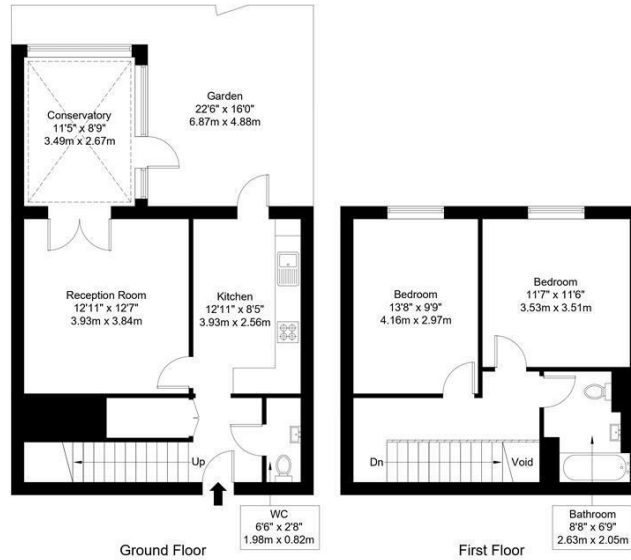
Set within a popular residential cul-de-sac, this 996 SQ FT two-bedroom split-level maisonette benefits from a large and open footprint, and with it's own front door to enter from, has all of the charm and character of a hous styled as a maisonette.

The ground floor opens with a welcoming hallway leading into a spacious and light-filled living room — perfect for relaxing or entertaining. From there, double doors open into a versatile conservatory, ideal as a dining area, home office or garden room. The well-proportioned kitchen provides direct access to the rear garden, while a convenient downstairs W/C completes the layout. Upstairs, there are two comfortable bedrooms, each filled with natural light, together with a stylish family bathroom. Thoughtful storage throughout enhances both comfort and practicality. The property further benefits from off-street parking and enjoys a quiet position within a friendly, well-kept development.

DouglasPryce

McIntosh Close, SM6 9JP

Approx Gross Internal Area = 92.5 sq m / 996 sq ft



Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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