



PAUL GRAHAM



Ground Floor Flat, 32 Ross Road, Wallington, Surrey, SM6 8QR | **£299,950 Share of Freehold**

Paul Graham are delighted to offer for sale this characterful garden flat which boasts off-street parking and a private garden. The charming interior boasts a spacious living room with a feature fireplace, a fitted kitchen, a modern bathroom, and a double bedroom with French doors leading to a private garden. The property also boasts a share of the freehold, parking and is within a short walk of Wallington town centre with its range of shops and transport links.

COMMUNAL ENTRANCE

ENTRANCE HALL

LIVING ROOM 14' 1" x 13' 1" (4.29m x 3.99m)

KITCHEN 9' 9" x 9' 6" (2.97m x 2.9m)

BEDROOM 11' 7" x 11' 4" (3.53m x 3.45m)

BATHROOM

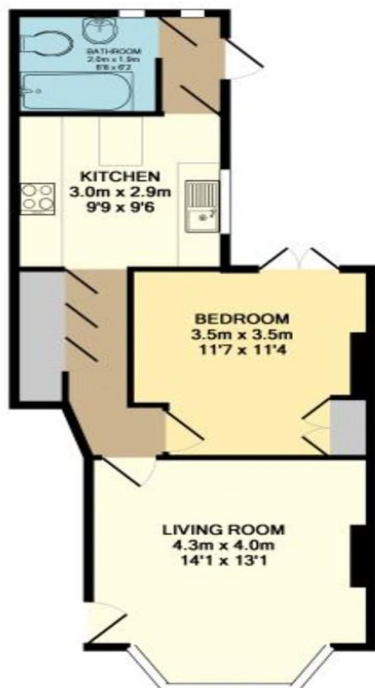
PRIVATE REAR GARDEN

OFF STREET PARKING

SHARE OF FREEHOLD

NO CHAIN

VIEWING ADVISED



TOTAL APPROX. FLOOR AREA 46.3 SQ.M. (499 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. Referenc es 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 regul ations or rights of way. Prospective pu rchasers 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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