



PAUL GRAHAM



17 Bond Gardens, Wallington, Surrey, SM6 7LW | £335,000 Leasehold

Situated in a popular no through road close to good schools and Beddington Park, this ground floor maisonette is offered for sale with no chain. The accommodation comprises a 17'9 lounge/diner with patio doors leading out to the larger than average garden and a fitted kitchen. There are also two good size bedrooms and a modern bathroom. Other benefits include gas central heating, long lease and double glazing.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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ENTRANCE HALL

LOUNGE/DINER 17' 9" x 12' 7" (5.41m x 3.84m)

KITCHEN 9' 11" x 9' 11" (3.02m x 3.02m)

BEDROOM 1 12' 7" x 10' 2" (3.84m x 3.1m)

BEDROOM 2 9' 7" x 6' 6" (2.92m x 1.98m)

BATHROOM

REAR GARDEN

LONG LEASE



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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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