



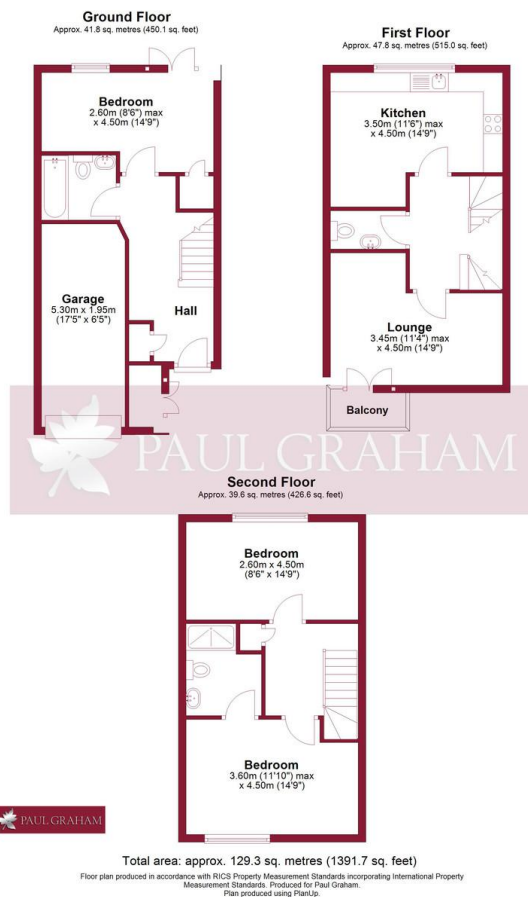
PAUL GRAHAM



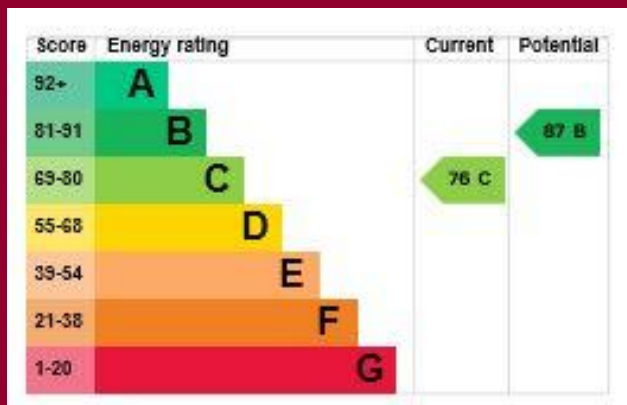
## 41 Heron Way, Wallington, Surrey, SM6 9DX | £465,000 Freehold

Paul Graham are pleased to market this 3 bedroom town house built in 2008. The ground floor level has a driveway leading to an integral garage, entrance hall, bathroom and the 3rd bedroom which leads to the rear garden. The first floor has a kitchen/diner, separate WC and the reception room with access to a balcony. The 2nd floor has 2 Bedrooms, one being the master bedroom which has an en-suite shower room. Situated on a no through residential road close to popular schools.





**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.



## ENTRANCE HALL

**BATHROOM** 6' 5" x 5' 9" (1.96m x 1.75m)

**BEDROOM 3** 14' 9" x 8' 4" reducing to 6' 8" (4.5m x 2.54m)

## 1ST FLOOR

**KITCHEN/DINER** 14' 9" x 11' 5" reducing to 8' 5" (4.5m x 3.48m)

## SEPARATE WC

**RECEPTION ROOM** 14' 9" x 11' 5" reducing to 7' 10" (4.5m x 3.48m)

## BALCONY

## 2ND FLOOR

**BEDROOM 1** 14' 10" x 9' 8" (4.52m x 2.95m)

**ENSUITE** 7' 10" x 6' 9" (2.39m x 2.06m)

**BEDROOM 2** 14' 9" x 8' 5" (4.5m x 2.57m)

## OFF STREET PARKING

## INTEGRAL GARAGE

## GARDEN

## WALLINGTON

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