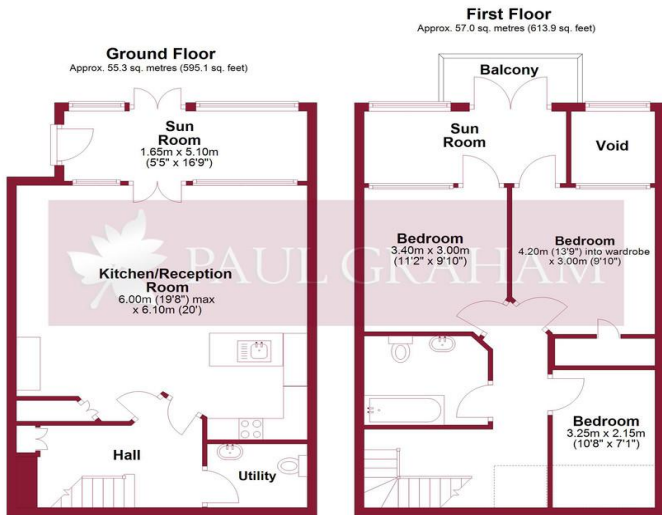




20 Helios Road, Wallington, Surrey, SM6 7BZ | **Guide Price £450,000 Leasehold**

Paul Graham are delighted to offer this spacious three bedroom property, part of the eco efficient, award winning, BedZED housing development, built in 2002. Located in Hackbridge with its excellent transport links, including trains to London, local shops, reputable schools and several green spaces close by. The seller is not part of a chain.



Total area: approx. 112.3 sq. metres (1209.0 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using PlanUp.

ENTRANCE HALL

SUN ROOM 16' 9" x 5' 5" (5.11m x 1.65m)

KITCHEN/RECEPTION AREA 20' 0" x 19' 8" (6.1m x 5.99m)

WC/UTILITY ROOM

STAIRS TO THE FIRST FLOOR AND LANDING

BEDROOM 1 13' 9" x 9' 10" (4.19m x 3m)

SUN ROOM

BALCONY

BEDROOM 2 11' 2" x 9' 10" (3.4m x 3m)

SUN ROOM

BEDROOM 3 10' 8" x 7' 1" (3.25m x 2.16m)

BATHROOM

PRIVATE GARDEN

RESIDENTS PARKING

WALKING DISTANCE TO SHOPS AND STATION



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

WALLINGTON

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