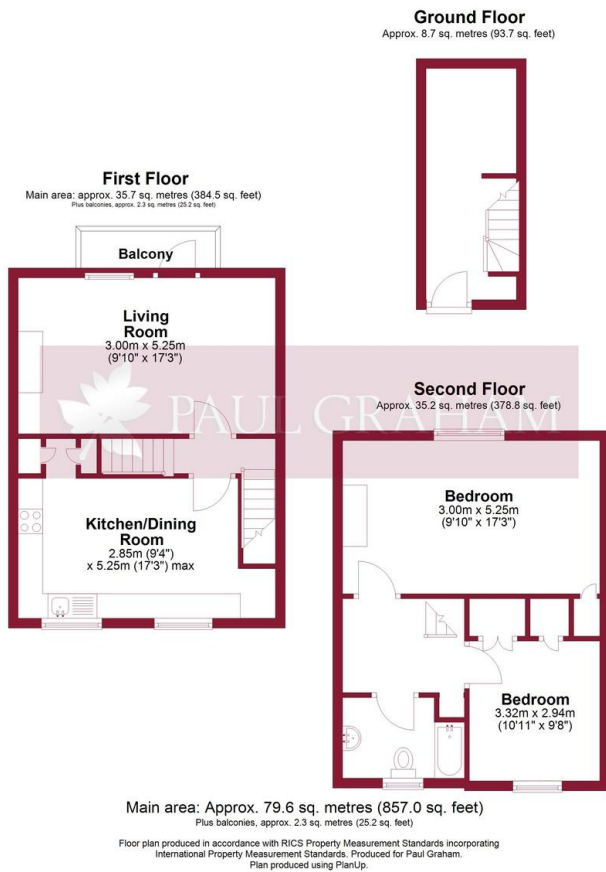




5 Bond Gardens, Wallington, Surrey, SM6 7LW | **£345,000 Leasehold**

Situated within a popular no through road close to excellent schools, this spacious split level maisonette is within easy reach of local transport links and also Beddington Park. The property has been modernised by the owners to include a fitted kitchen/diner, a modern bathroom, two double bedrooms and a spacious lounge with access to the private balcony.



ENTRANCE HALL

UNDERSTAIRS STORAGE

STAIRS TO THE FIRST FLOOR

LANDING

LOUNGE 17' 2" x 10' (5.23m x 3.05m)

BALCONY

KITCHEN/DINER

STAIRS TO THE TOP FLOOR

BEDROOM 1 17' 2" x 10' 4" (5.23m x 3.15m)

BEDROOM 2 10' 11" x 9' 8" (3.33m x 2.95m)

BATHROOM

LOFT

EXTENDED LEASE

NO THROUGH ROAD

CLOSE TO EXCELLENT 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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