



PAUL GRAHAM



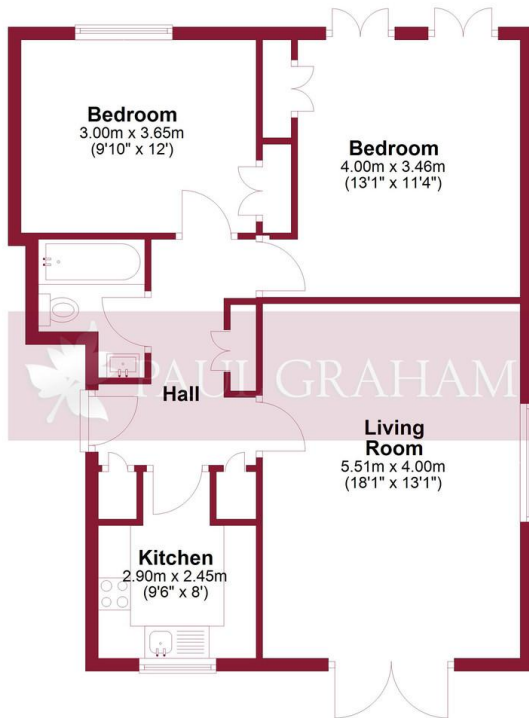
25 Freshwood Way, South Wallington, Surrey, SM6 0RL | **£315,000 Share of Freehold**

Paul Graham are delighted to offer this large ground floor purpose built apartment located in a popular residential cul de sac on the south side of Wallington. The well presented accommodation boasts a 18'2 lounge/diner with French doors leading out to the gardens, two generous bedrooms and a modern kitchen and bathroom. Benefits include a share of freehold and garage en bloc.



## Ground Floor

Approx. 68.0 sq. metres (731.7 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 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.



## COMMUNAL ENTRANCE HALL

## ENTRANCE HALL

**LOUNGE/DINER** 18' 2" x 13' 2" (5.54m x 4.01m)

**KITCHEN** 9' 5" x 7' 11" (2.87m x 2.41m)

**BEDROOM 1** 13' 3" x 13' 1" (4.04m x 3.99m)

**BEDROOM 2** 11' 10" x 9' 8" (3.61m x 2.95m)

## BATHROOM

## GARAGE EN BLOC

## SHARE OF FREEHOLD

## RESIDENTIAL CUL DE SAC

## SHORT WALK FROM WALLINGTON GIRLS



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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk