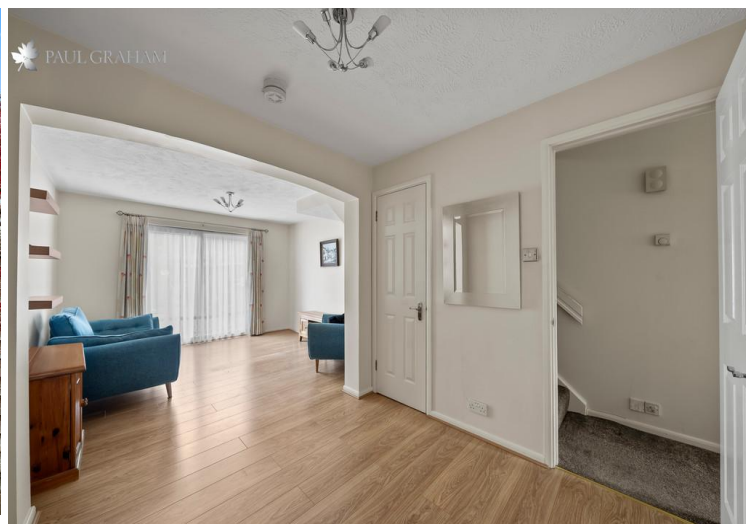




**34 Caraway Place, Wallington, Surrey, SM6 7AG | £425,000 Freehold**

This modern terrace house is situated in a popular development which is only a short distance to both Beddington Park and Hackbridge station, which are ideal for both commuters and families. Boasting a well-presented interior, this property is offered for sale with no chain and an early viewing is advised.

## ENTRANCE HALL

**LIVING ROOM** 19' 10" x 11' 8" (6.05m x 3.56m)

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

## STAIRS TO THE FIRST FLOOR

## LANDING

**BEDROOM 1** 11' 8" x 11' 6" (3.56m x 3.51m)

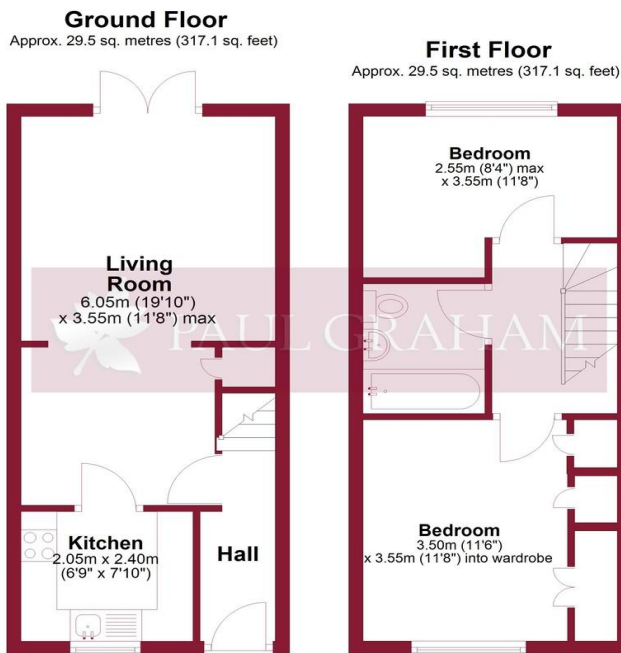
**BEDROOM 2** 11' 8" x 8' 4" (3.56m x 2.54m)

## BATHROOM

## REAR GARDEN

## ALLOCATED PARKING SPACE

## NO CHAIN



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             |         | 89 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | 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