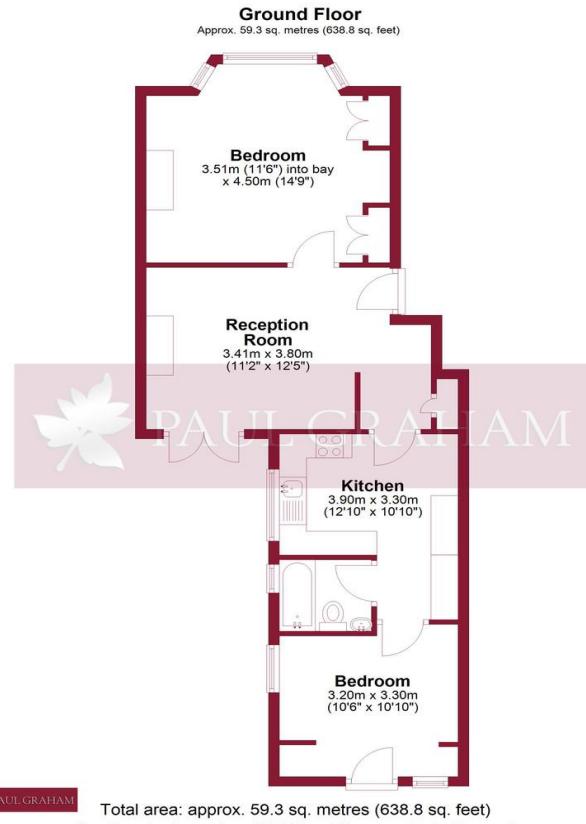




12 Oxford Road, Wallington, Surrey, SM6 8SJ | Offers In Excess Of £375,000 Freehold

Situated within a popular no through road close to Wallington town centre and station this beautifully presented ground floor conversion apartment is not to be missed. Providing a modern interior incorporating a range of character features, this freehold conversion apartment also boasts a private garden. Viewing advised.



## COMMUNAL ENTRANCE HALL

## ENTRANCE HALL

**LOUNGE** 14' 8" x 11' 3" (4.47m x 3.43m)

**KITCHEN** 11' 7" x 10' 2" (3.53m x 3.1m)

**BEDROOM 1** 14' 11" x 14' 8" (4.55m x 4.47m)

**BEDROOM 2** 10' 8" x 10' 7" (3.25m x 3.23m)

## BATHROOM

## PRIVATE GARDEN

## FREEHOLD

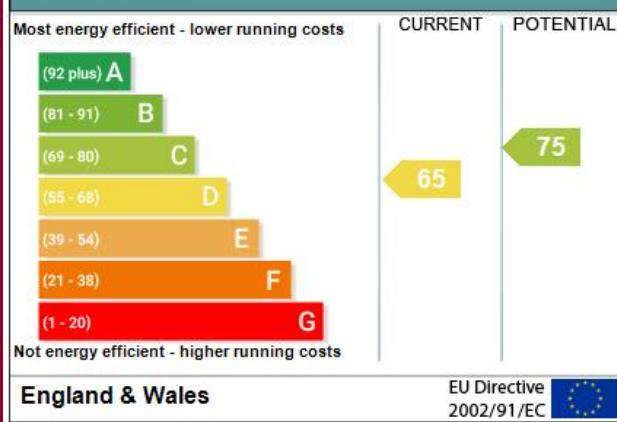
## HEART OF THE TOWN CENTRE AND STATION



**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.

Address: 12 Oxford Road, WALLINGTON, SM6 8SJ  
RRN: 9320-2342-5120-2809-4101

### Energy Rating



## 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