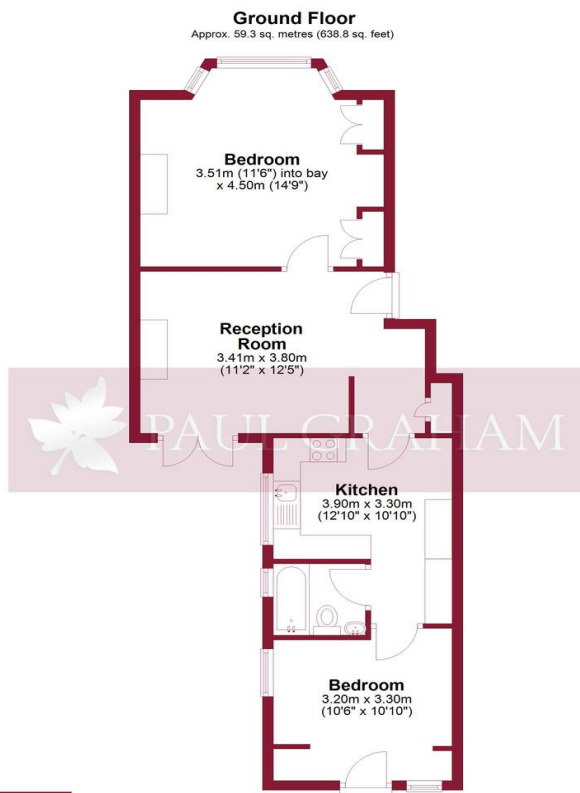




12 Oxford Road, Wallington, Surrey, SM6 8SJ | Offers In Excess Of **£375,000 Freehold**

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.



Total area: approx. 59.3 sq. metres (638.8 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 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

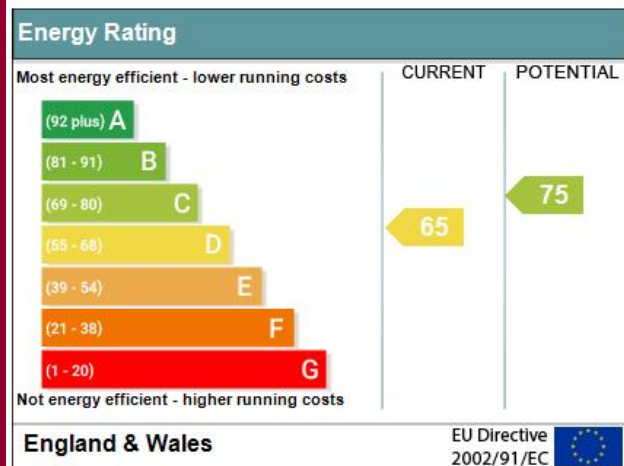
FREEHOLD

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.

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