

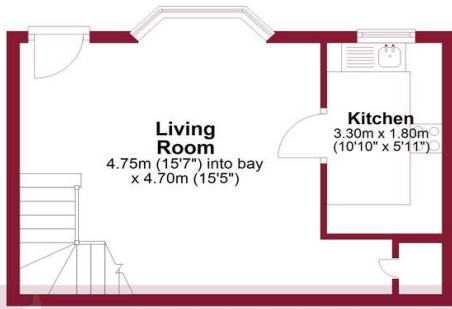


1 Woodcote Mews, Wallington, Surrey, SM6 8RB | **£420,000 Freehold**

A charming and quirky end-of-terrace mews house, ideally situated in the heart of Wallington, just moments from local shops, restaurants, and excellent transport links. Beautifully presented throughout, this unique home offers bright and stylish accommodation with a modern open plan layout perfectly suited to contemporary living.

Ground Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 57.7 sq. metres (620.8 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.

ENTRANCE

OPEN PLAN LIVING AREA 15' 7 into bay" x 15' 5" (4.75m x 4.7m)

KITCHEN 10' 10" x 5' 11" (3.3m x 1.8m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 8" x 11' 0" (3.56m x 3.35m)

BEDROOM 2 9' 8" x 8' 0" (2.95m x 2.44m)

BATHROOM

FRONT COURTYARD

CLOSE TO THE TOWN CENTRE



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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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