

32 Barnard Close, Wallington, Surrey, SM6 9EN | **£350,000 Leasehold**

A spacious split-level three-bedroom maisonette offering generous and versatile accommodation, ideally situated in a convenient residential location close to excellent schools, local shops, and well-served bus routes. Offered to the market with no onward chain, this attractive property presents an excellent opportunity for first-time buyers, families, and investors alike.

ENTRANCE HALL

LOUNGE 18' 6 max" x 10' 5" (5.64m x 3.18m)

KITCHEN/BREAKFAST ROOM 18' 7 max" x 8' 4" (5.66m x 2.54m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 16' 1" x 8' 4" (4.9m x 2.54m)

BEDROOM 2 14' 8" x 8' 4" (4.47m x 2.54m)

BEDROOM 3 13' 10" x 10' 5" (4.22m x 3.18m)

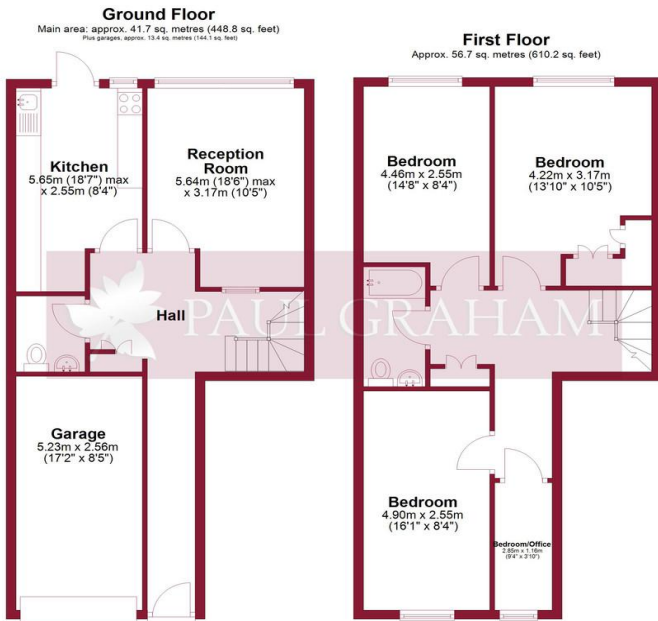
STUDY AREA 9' 4" x 3' 10" (2.84m x 1.17m)

GARDEN

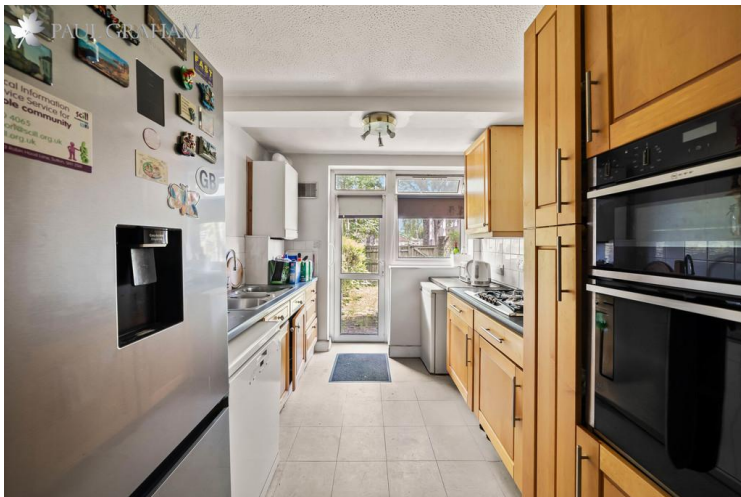
DRIVEWAY AND GARAGE

GAS CENTRAL HEATING

EV CHARGER



Main area: Approx. 98.4 sq. metres (1059.0 sq. feet)
 Plus garages, approx. 13.4 sq. metres (144.1 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.



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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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