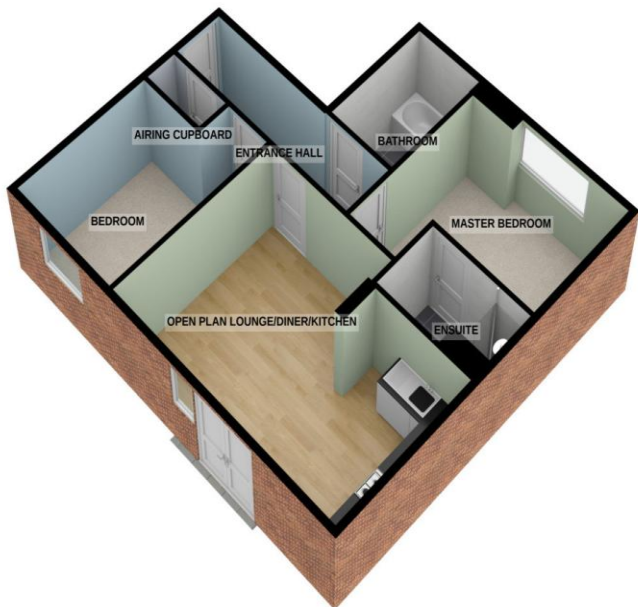




53 Heron Way, Wallington, Surrey, SM6 9DX | **£290,000**

A beautifully presented 2 double bedroom first floor flat. Situated in a modern and quiet residential development in South Wallington. Close to Wilson Boys and St. Elphege's Schools. Features include an en-suite shower room, family bathroom, gas central heating, fully double glazed and comes with allocated parking. Viewing recommended.

FIRST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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COMMUNAL ENTRANCE

ENTRANCE HALL

LIVING ROOM/KITCHEN 19' x 13' 5" (max)
(5.79m x 4.09m)

BEDROOM 1 12' 7" (max) x 12' 4" (3.84m x 3.76m)

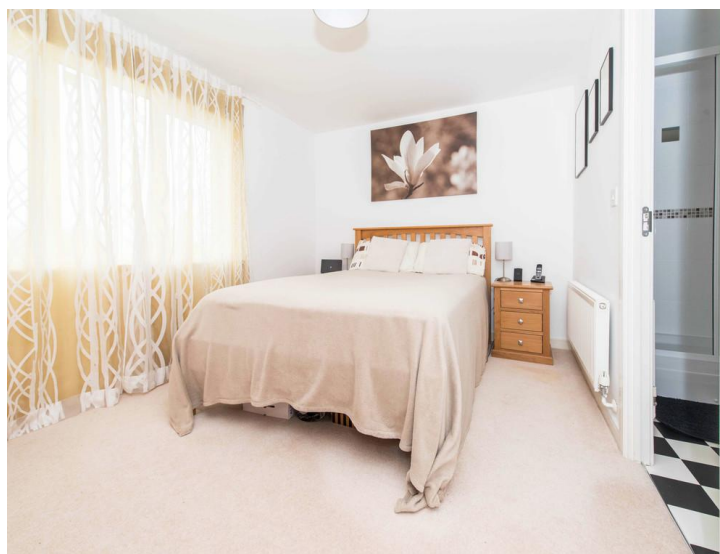
EN SUITE SHOWER ROOM 8' x 5' 2" (2.44m x 1.57m)

BEDROOM 2 13' 4" (max) x 9' (4.06m x 2.74m)

FAMILY BATHROOM 8' 1" x 5' 7" (2.46m x 1.7m)

LONG LEASE

ALLOCATED PARKING



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

WALLINGTON

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