



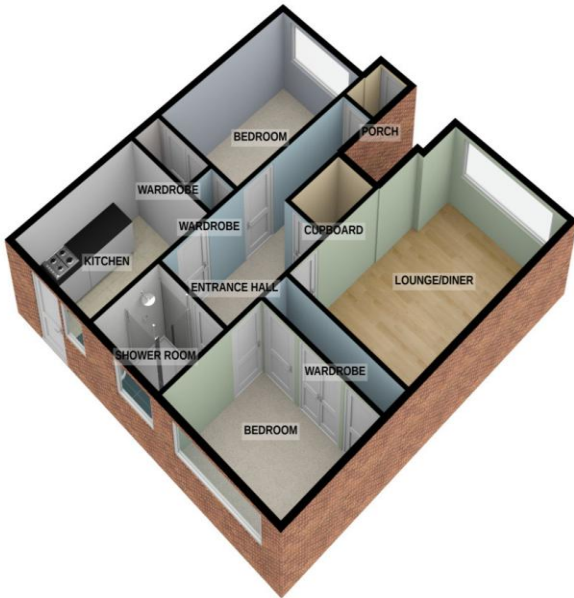
PAUL GRAHAM



10 Raleigh Court, Stanley Park Road, South Wallington, Surrey, SM6 0HH | **£310,000**

Located in a private road within a short walk of Wallington town centre and station, this rarely available 2 bedroom ground floor maisonette would make an ideal first time home or a home to downsize in to. The property which benefits from its own entrance has a spacious lounge/diner and a fitted kitchen with a door leading to the communal grounds. There are two double bedrooms, shower room, residents parking and a garage en bloc. The property has no onward chain and a long lease.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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ENTRANCE HALL

LOUNGE/DINER 15' 11" x 10' 9" (4.85m x 3.28m)

KITCHEN 10' 7" x 7' 11" (3.23m x 2.41m)

BEDROOM 1 10' 9" x 8' 11" (3.28m x 2.72m)

BEDROOM 2 12' 2" x 7' 10" (3.71m x 2.39m)

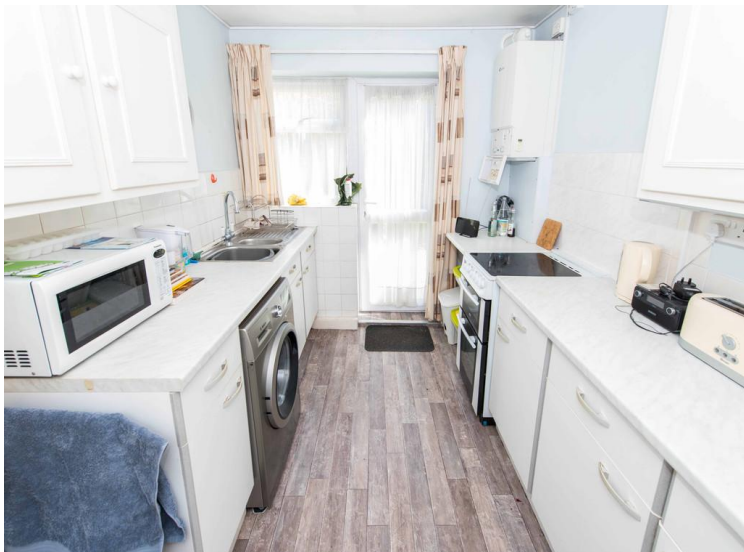
SHOWER ROOM

GARAGE EN BLOC

RESIDENTS PARKING

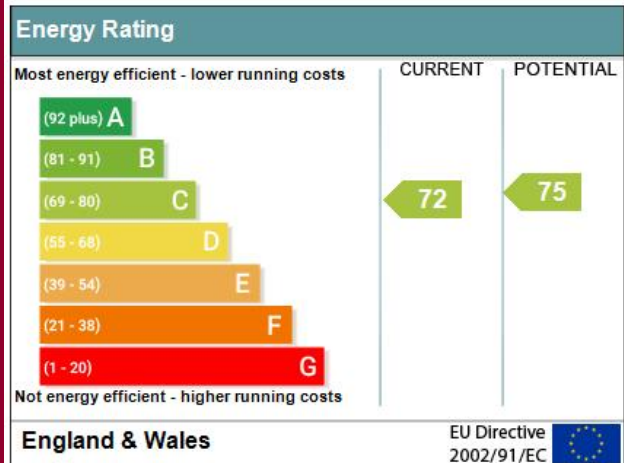
LONG LEASE

NO CHAIN



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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