



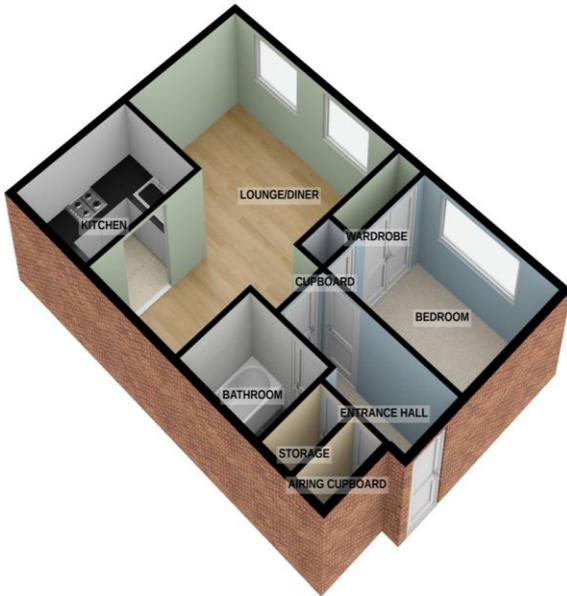
PAUL GRAHAM



74 Caraway Place, Wallington, Surrey, SM6 7AG | **£215,000**

Paul Graham are pleased to market this first floor 1 bedroom purpose built flat. Situated in a quiet modern residential development across the road from Beddington Park. Benefitting from a L-shaped lounge/diner with an archway to kitchen, double bedroom with built in wardrobes and a white suite bathroom. Allocated parking and offered with no chain. Viewing recommended.

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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

RECEPTION ROOM 13' 7" reducing to 7'3" x 17' 6" reducing to 9' (4.14m x 5.33m)

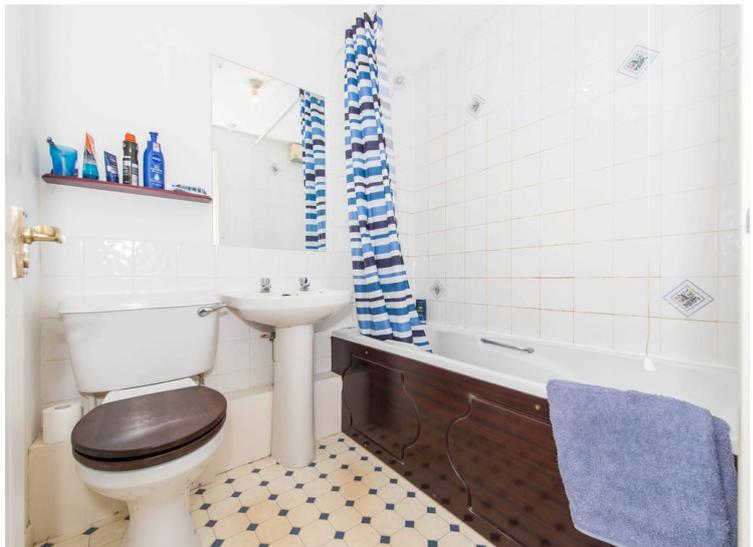
KITCHEN 7' 11" x 5' 11" (2.41m x 1.8m)

BEDROOM 1 10' 2" plus into wardrobes x 8' 5" (3.1m x 2.57m)

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)

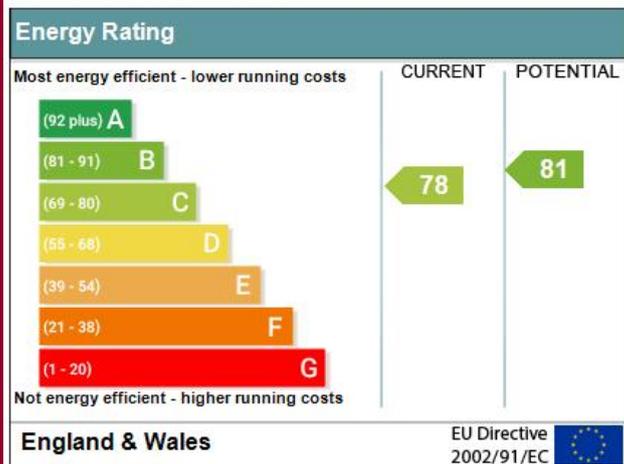
ALLOCATED PARKING

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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