



16a Butter Hill, Wallington, Surrey, SM6 7JD | **£275,000**

Paul Graham are pleased to market this well presented and spacious 2 bedroom split level flat. Benefitting from its own entrance on the ground floor. The first floor has a lounge/diner, kitchen, bathroom and a double bedroom. Stairs up to the 2nd floor which has another double bedroom with an en-suite shower room. The property also come with a share of freehold and a garage. Offered with no chain. Viewing is recommended.

OWN FRONT DOOR

STAIRS TO THE 1ST FLOOR

LANDING WITH STAIRS 2ND FLOOR

LOUNGE/DINER 14' 11" x 11' 4" (4.55m x 3.45m)

KITCHEN 8' 9" x 7' 5" (2.67m x 2.26m)

BEDROOM 1 12' 2" x 10' 11" (3.71m x 3.33m)

BATHROOM 7' 11" x 7' 9" (2.41m x 2.36m)

2ND FLOOR

BEDROOM 2 15' 8" x 18' 10" reducing to 10'5" (4.78m x 5.74m)

ENSUITE 7' 4" x 3' 11" (2.24m x 1.19m)

SHARE OF FREEHOLD

GARAGE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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