



PAUL GRAHAM



63 Heron Way, Wallington, Surrey, SM6 9DX | £257,500

This immaculately presented one bedroom ground floor apartment is situated in a modern development close to local shops and bus routes. The property benefits from a good size private rear garden, gas central heating and a long lease. The accommodation briefly comprises: entrance hall, 15'10 lounge/diner with doors opening on to the private garden. There is also an open plan fitted kitchen, double bedroom with built in floor to ceiling wardrobes and bathroom. The property also features an allocated parking space. Viewing advised.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER 15' 10" x 11' 6" (4.83m x 3.51m)

KITCHEN 9' 3" x 5' 4" (2.82m x 1.63m)

BEDROOM 11' x 10' 11" (3.35m x 3.33m)

BATHROOM

PRIVATE REAR GARDEN

ALLOCATED PARKING

LONG LEASE

GAS CENTRAL HEATING

DOUBLE GLAZING



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

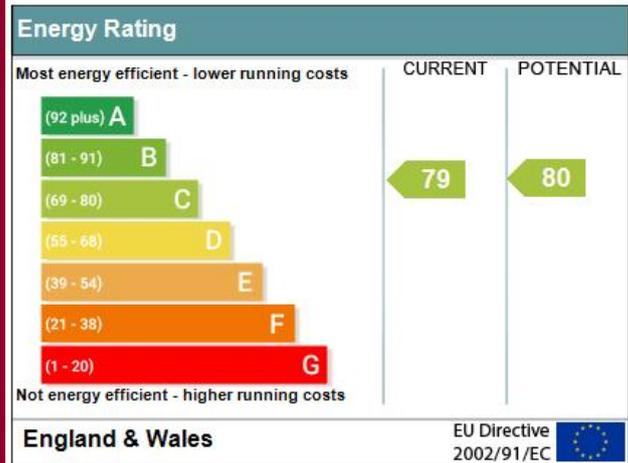
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IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. 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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