



29 Douglas Close, Wallington, Surrey, SM6 9JS | **Guide Price £220,000**

A ground floor 1 bedroom maisonette with own entrance. The client has recently extended the lease to 215 years. Spacious reception room with direct access to own garden, separate kitchen, 15'9 Bedroom and white suite bathroom. The property also comes with an allocated parking space and is offered with no chain. Viewing recommended.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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OWN ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 13' 2" x 12' 5" (4.01m x 3.78m)

KITCHEN 11' 9" x 5' 9" (3.58m x 1.75m)

BEDROOM 1 15' 9" x 8' 5" (4.8m x 2.57m)

BATHROOM 5' 9" x 6' 9" (1.75m x 2.06m)

OWN GARDEN

EXTENDED 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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