



10 Burns Court, Park Hill Road, Wallington, Surrey, SM6 0SF | **Guide Price £274,000**

Paul Graham are pleased to market this 2 bedroom ground floor purpose built flat. Situated on Park Hill Road a popular residential road close to Wallington Town Centre. Features include a 19ft reception room which leads to a good size kitchen, 14ft master bedroom, residents parking on first come first served basis, communal garden, storage/bike shed and gas central heating. Viewing recommended.

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 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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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.

## COMMUNAL ENTRANCE

## ENTRANCE HALL

RECEPTION ROOM 19' 1" x 11' 4" (5.82m x 3.45m)

KITCHEN 9' 9" x 7' 5" (2.97m x 2.26m)

BEDROOM 1 14' 1" x 9' 1" (4.29m x 2.77m)

BEDROOM 2 7' 4" x 5' 9" (2.24m x 1.75m)

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

## STORAGE/BIKE SHED

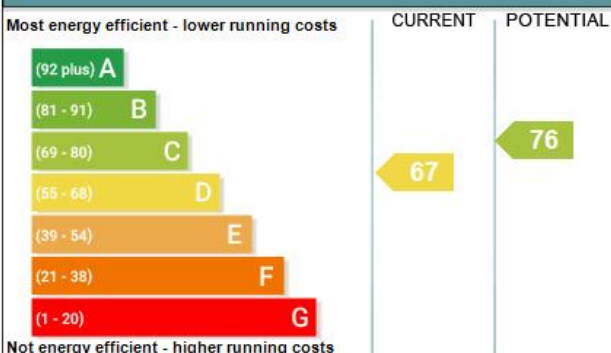
## RESIDENTS PARKING

## COMMUNAL GARDEN

Address: 10 Burns Court, Park Hill Road, WALLINGTON, SM6 0SF  
RRN: 5532-6926-0100-0280-7272

### Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC



## WALLINGTON

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Woodcote Road  
Wallington  
Surrey SM6 8RG

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## CARSHALTON

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