



12 Freshwood Way, South Wallington, Surrey, SM6 0RL | **£440,000 Freehold**

Paul Graham are pleased to market this 3 bedroom terraced house, situated on a quiet residential road in South Wallington. Features include a ground floor WC, 15 ft reception room, 3 bedroom and 1st floor family bathroom, the property also has a garage en-bloc, front and rear gardens. offered to the market with no chain.

ENTRANCE HALL

CLOAKROOM

KITCHEN 10' 5" x 6' 6" (3.18m x 1.98m)

RECEPTION ROOM 15' 4" x 15' 2" (4.67m x 4.62m)

LANDING

BEDROOM 1 12' 11" x 8' 9" (3.94m x 2.67m)

BEDROOM 2 11' 2" x 7' 11" (3.4m x 2.41m)

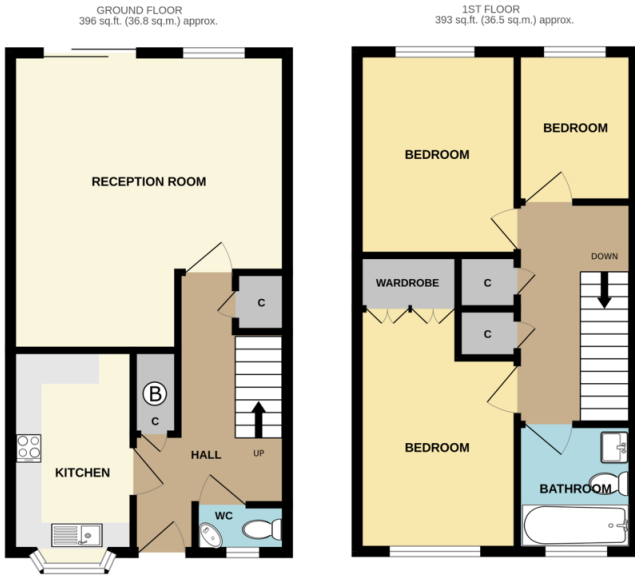
BEDROOM 3 8' 1" x 6' 11" (2.46m x 2.11m)

FAMILY BATHROOM 6' 7" x 5' 11" (2.01m x 1.8m)

FRONT & REAR GARDEN

GARAGE EN-BLOC

NO CHAIN



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

WALLINGTON

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