

## 6 Court Drive, Waddon, Surrey, CR0 4QA | £559,995 Freehold

Located in a popular road close to Waddon Ponds and playground this attractive three bedroom semi detached house is offered for sale boasting a spacious lounge with wood burning stove, an open plan kitchen/diner with bi folding door leading out to the rear garden. Upstairs there are three bedrooms and a spacious modern bathroom. The property also benefits from off street parking and a detached garage. Waddon station and tram stop are located within a short walk making it ideal for commuters.

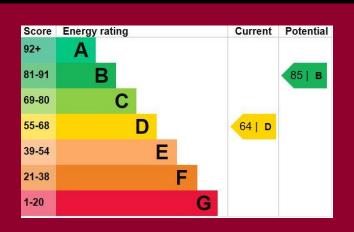


TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx. Thist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement omission or mestatement. The plan is for fluoration purposes only and should be used as such by an opsiscible purchaser. The services, systems and appliances shown have not been tested and no guarant and the theory of the services of the Made with Metropic Sec021 (Sec02).





IMP ORTANT 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.



WALLINGTON

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## CARSHALTON

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KITCHEN/DINER 19' x 14' (5.79m x 4.27m)
STAIRS TO FIRST FLOOR LANDING
BEDROOM 1 15' 11" x 12' 3" (4.85m x 3.73m)
BEDROOM 2 14' 2" x 11' 1" (4.32m x 3.38m)
BEDROOM 3 14' 1" x 6' 7" (4.29m x 2.01m)
MODERN BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY WITH OF STREET PARKING
DETACHED GARAGE

SUMMER HOUSE/GYM

LOUNGE 17' 5" x 12' 3" (5.31m x 3.73m)

**ENTRANCE PORCH** 

**ENTRANCE HALL**