



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.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENTRANCE PORCH

ENTRANCE HALL

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

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



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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk