



**28 Bond Gardens, Wallington, Surrey, SM6 7LP | £335,000 Share of Freehold**

Situated in a quiet cul de sac this ground floor maisonette boasts two double bedrooms, a modern kitchen, a contemporary bathroom with a separate shower enclosure and a 17'2 lounge/diner which has doors leading out to the private southerly aspect garden. The property also benefits from a share of freehold.



TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

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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## ENTRANCE HALL

**LOUNGE/DINER** 17' 2" x 12' 10" (5.23m x 3.91m)

**KITCHEN** 9' 6" x 9' 1" (2.9m x 2.77m)

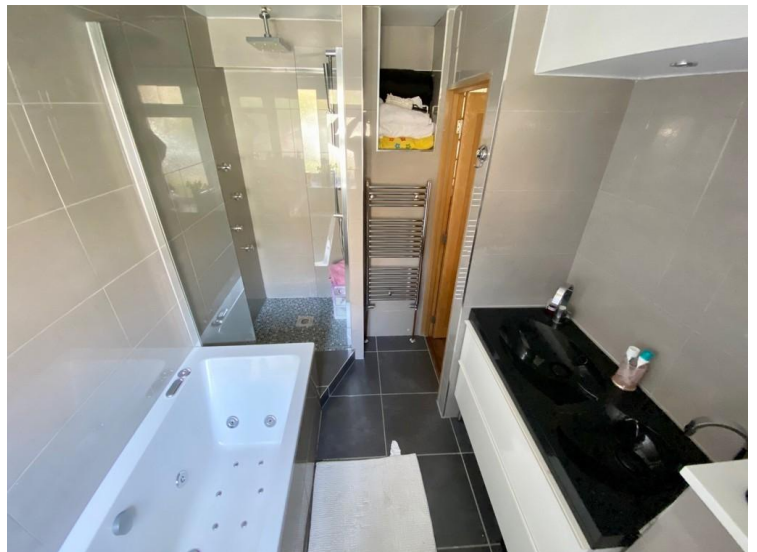
**BEDROOM 1** 10' 8" x 9' 10" (3.25m x 3m)

**BEDROOM 2** 12' 10" x 10' 4" (3.91m x 3.15m)

## MODERN BATHROOM

## PRIVATE REAR GARDEN

## SHARE OF FREEHOLD



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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