



28 Parkgate Road, Wallington, Surrey, SM6 0AH | £335,000 Leasehold

Paul Graham are pleased to market this spacious and well presented 2 bed ground floor maisonette. Features include own front door, front and rear garden. Close to Wallington Town Centre and all the local amenities. The property also comes with a long lease and viewing is highly recommended.



TOTAL FLOOR AREA: 625 s.g.ft. (58.1 s.g.m.) approx.

White every attempts has been made to ensure the accuracy of the floogists contained here. measurements of doors, windows, comis and any other items are approximate and no responsibility is taken for any error, mission or mis-stiment. This plan is not instrustive 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 operating or efficiency can be given.

#### **OWN FRONT DOOR**

### **ENTRANCE HALL**

**RECEPTION ROOM** 15' x 11' 5" (4.57m x 3.48m)

**KITCHEN** 12' 5" x 6' 10" (3.78m x 2.08m)

**BEDROOM 1** 11' 5" x 10' 7" (3.48m x 3.23m)

**BEDROOM 2** 9' 5" x 9' 2" (2.87m x 2.79m)

**BATHROOM** 7' 5" x 5' 4" (2.26m x 1.63m)

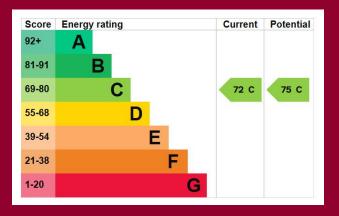
### **OWN FRONT & REAR GARDENS**

# **LONG LEASE**





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 regul ations 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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