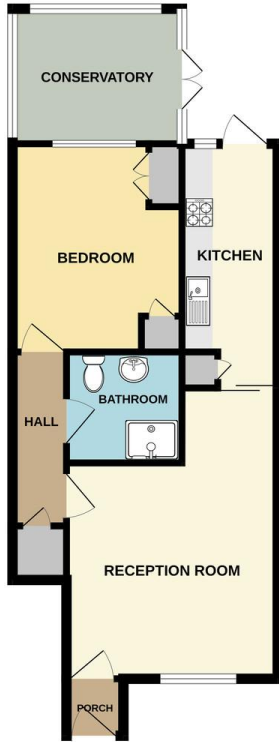




25 Willoughby Avenue, Beddington, Surrey, CR0 4QN | **Guide Price £215,000 Leasehold**

Offered for sale with no chain this ground floor maisonette benefits from a private rear garden, gas central heating and a long lease. The property which would benefit from updating boasts a 16'2 lounge/diner, kitchen, double bedroom and shower room. The rear garden is paved and has a garden room and shed.

GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.  
While 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 HALL

**LOUNGE/DINER** 16' 2" x 11' 2 max" (4.93m x 3.4m)

**KITCHEN** 13' 2" x 5' 5" (4.01m x 1.65m)

**BEDROOM** 11' 10" x 9' 3" (3.61m x 2.82m)

**SHOWER ROOM** 6' 1" x 5' 11" (1.85m x 1.8m)

**PRIVATE GARDEN**

**GAS CENTRAL HEATING**

**NO CHAIN**



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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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