



4 Brabazon Avenue, South Wallington, Surrey, SM6 9ES | **Guide Price £415,000**

Paul Graham are delighted to offer this immaculately presented terrace house which boasts a spacious open plan ground floor comprising a 14'8 lounge with doors leading out to the rear garden and a modern open plan kitchen/diner. Upstairs there are two double bedrooms, a refitted shower room and separate wc. Outside boasts a low maintenance rear garden with decking and a shed. No chain.



GROUND FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 14' 8" x 10' 5" (4.47m x 3.18m)

KITCHEN/DINER 21' 2" x 8' 4" (6.45m x 2.54m)

STAIRS TO FIRST FLOOR

BEDROOM 1 14' 9" x 10' 3" (4.5m x 3.12m)

BEDROOM 2 15' 1" x 8' 4" (4.6m x 2.54m)

SHOWER ROOM

WC

REAR GARDEN



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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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