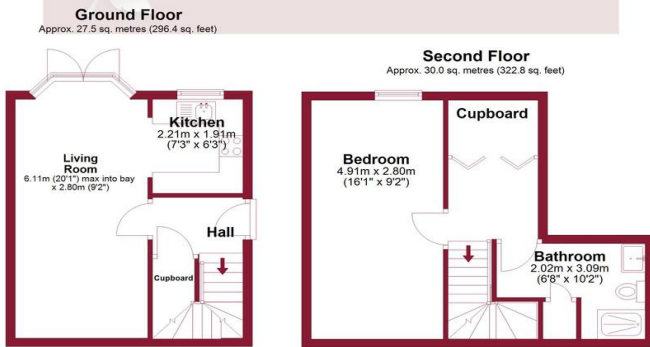
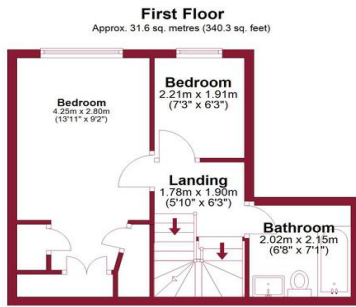




5 Church Paddock Court, Wallington, Surrey, SM6 7AW | **£435,000 Freehold**

Located in a quiet residential development close to Beddington Park, this modern 2/3 bedroom house is offered for sale with no chain and is within easy reach of a number of reputable schools and local bus and rail links.





Total area: approx. 89.1 sq. metres (959.4 sq. feet)  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.  
Plan produced using PlanUp.

## ENTRANCE HALL

**LOUNGE** 20' 1" x 9' 2" (6.12m x 2.79m)

**KITCHEN** 7' 3" x 6' 3" (2.21m x 1.91m)

**STAIRS TO FIRST FLOOR**

**BEDROOM 1 (PREVIOUSLY USED AS A LOUNGE)** 13' 11 plus wardrobes" x 9' 2" (4.24m x 2.79m)

**BEDROOM 3/STUDY** 7' 3" x 6' 3" (2.21m x 1.91m)

**BATHROOM**

**STAIRS TO THE TOP FLOOR**

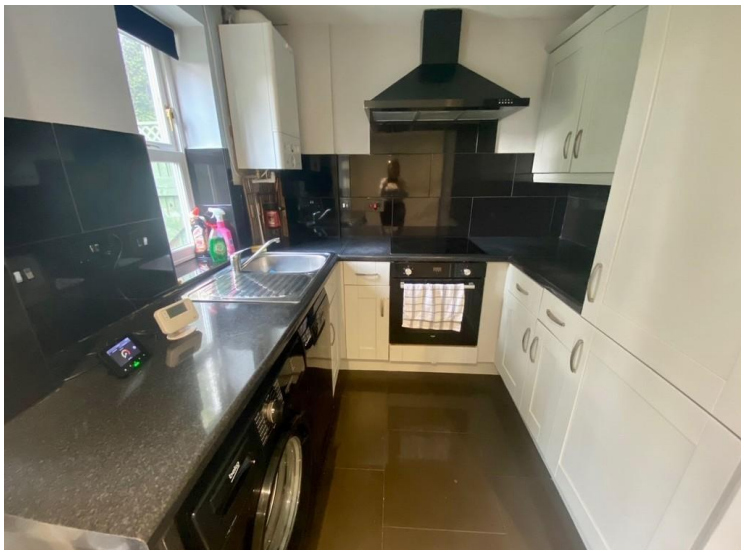
**LANDING WITH LARGE STORAGE CUPBOARD**

**BEDROOM 2** 16' 1" x 9' 2" (4.9m x 2.79m)

**MODERN SHOWER ROOM**

**DECKED REAR GARDEN**

**ALLOCATED PARKING SPACE**



**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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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3 Wallington Square  
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Wallington  
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Email. wallington@paulgraham.co.uk

## CARSHALTON

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Surrey SM5 3AG

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