

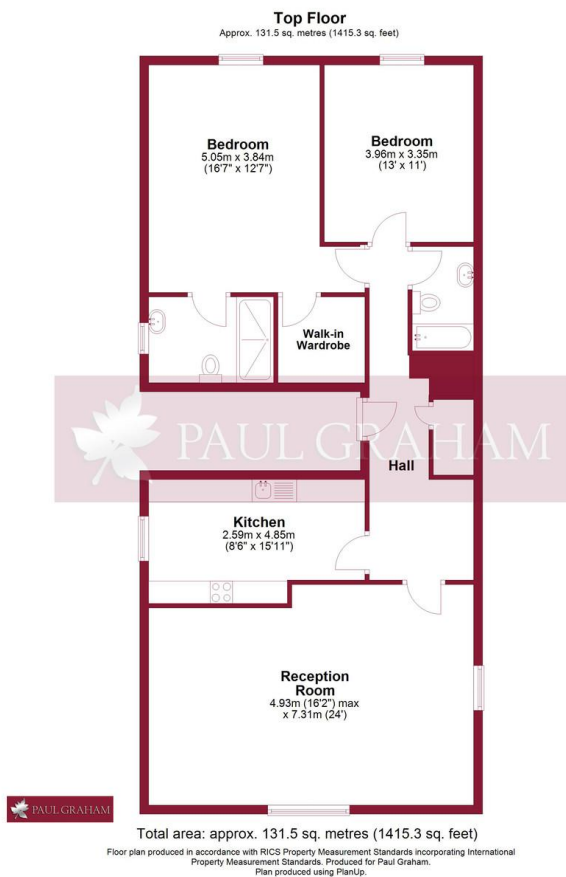


PAUL GRAHAM



55 Bloxworth Close, Wallington, Surrey, SM6 7NL | **£395,000 Leasehold**

Offering over 1400 sqft this immaculately presented penthouse boasts spacious accommodation including 16'2 lounge/dining room, fully fitted kitchen, two large bedrooms, one boasting an en-suite shower room and walk in wardrobe. Other benefits include two allocated parking spaces, gas central heating and own loft space. Situated next to Beddington Park the property is within easy reach of reputable schools and local transport links.



## COMMUNAL ENTRANCE HALL

## STAIRS TO TOP FLOOR

## ENTRANCE HALL

**LOUNGE/DINING ROOM** 24' 0" x 16' 2" (7.32m x 4.93m)

**KITCHEN** 15' 11" x 8' 6" (4.85m x 2.59m)

**BEDROOM 1** 16' 7" x 12' 7" (5.05m x 3.84m)

## WALK IN WARDROBE

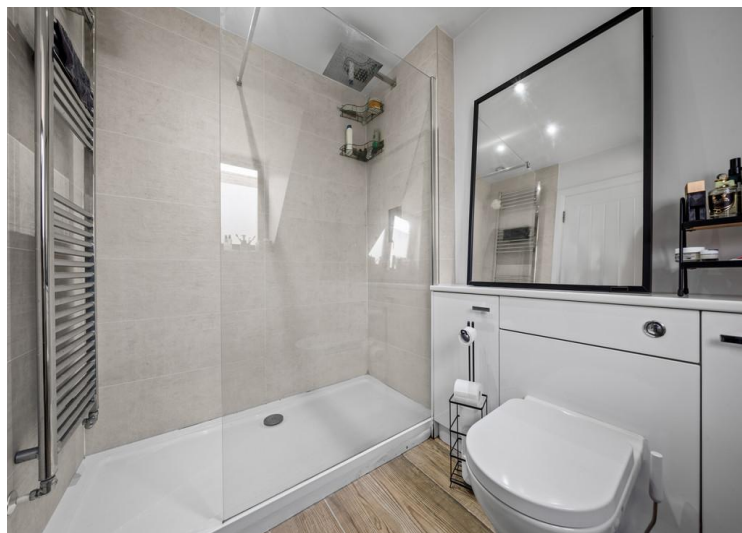
**BEDROOM 2** 13' 0" x 11' 0" (3.96m x 3.35m)

## BATHROOM

## X 2 ALLOCATED PARKING SPACES

## CLOSE TO BEDDINGTON PARK

## WITHIN EASY REACH OF REPUTABLE SCHOOLS AND LOCAL TRANSPORT LINKS



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

## WALLINGTON

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