



15 Arran Close, Wallington, Surrey, SM6 8BT | **Guide Price £420,000 Freehold**

Paul Graham are pleased to offer this modern end of terrace house which is situated in a popular cul de sac close to Wallington town centre and station. The property boasts a good size lounge/dining room which has doors leading out to the rear garden, modern kitchen and shower room. There are two double bedrooms and a garage.

## PORCH

## ENTRANCE HALL

**LOUNGE/DINER** 13' 9" x 12' (4.19m x 3.66m)

**KITCHEN** 11' 10" x 7' 7" (3.61m x 2.31m)

## STAIRS TO THE FIRST FLOOR

## LANDING

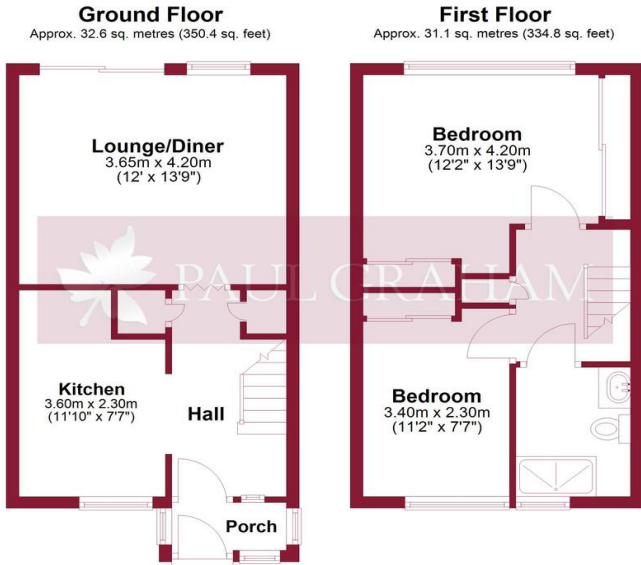
**BEDROOM 1** 13' 9" x 12' 2" (4.19m x 3.71m)

**BEDROOM 2** 11' 2" x 7' 7" (3.4m x 2.31m)

## SHOWER ROOM

## FRONT AND REAR GARDENS

## GARAGE EN BLOC



Total area: approx. 63.7 sq. metres (685.2 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.



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		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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