

34 Caraway Place, Wallington, Surrey, SM6 7AG | £425,000 Freehold

This modern terrace house is situated in a popular development which is only a short distance to both Beddington Park and Hackbridge station, which are ideal for both commuters and families. Boasting a well-presented interior, this property is offered for sale with no chain and an early viewing is advised.

ENTRANCE HALL

LIVING ROOM 19' 10" x 11' 8" (6.05m x 3.56m)

KITCHEN 7' 10" x 6' 9" (2.39m x 2.06m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 8" x 11' 6" (3.56m x 3.51m)

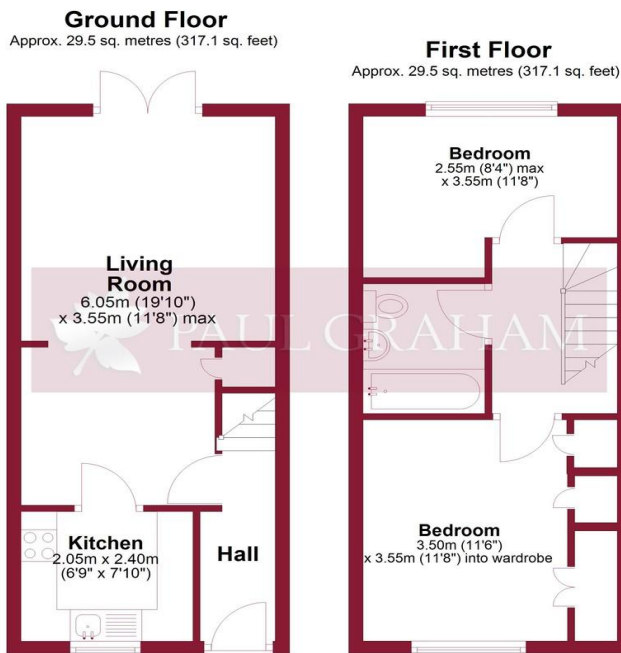
BEDROOM 2 11' 8" x 8' 4" (3.56m x 2.54m)

BATHROOM

REAR GARDEN

ALLOCATED PARKING SPACE

NO CHAIN



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

WALLINGTON

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