



5 Surrey Court, Woodcote Road, Wallington, Surrey, SM6 0PN | **Guide Price £300,000**

An internal viewing is advised. This second floor property has been subject to complete refurbishment throughout by the current owners and the well presented interior offers a spacious lounge/ diner with Juliette balcony and refitted kitchen with built in appliances and breakfast bar. There are two double bedrooms, the master boasting floor to ceiling wardrobes and a stunning bathroom. Features include parquet flooring, double glazing, central heating and a long lease.

GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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COMMUNAL ENTRANCE HALL

STAIRS

ENTRANCE HALL

LOUNGE/DINER 20' 6" x 11' 9" (6.25m x 3.6m)

KITCHEN 11' 1" x 7' 2" (3.4m x 2.2m)

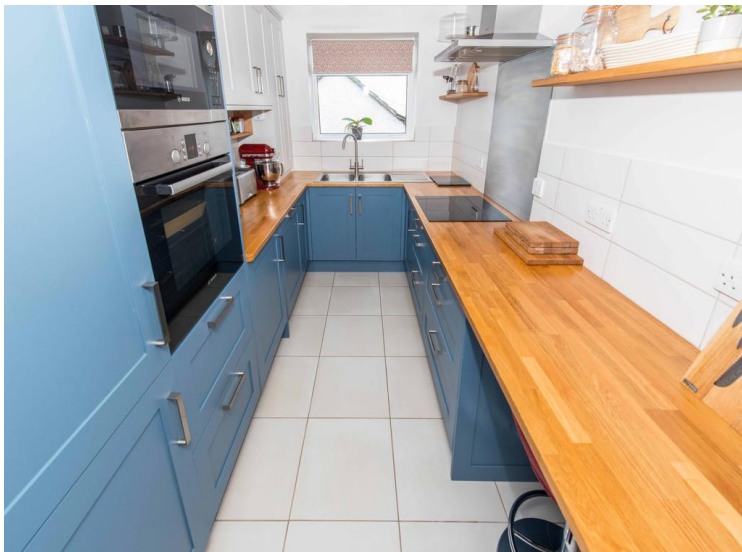
BEDROOM 1 11' 5" x 10' 7" (3.5m x 3.25m)

BEDROOM 2 10' 7" x 8' 6" (3.25m x 2.6m)

BATHROOM

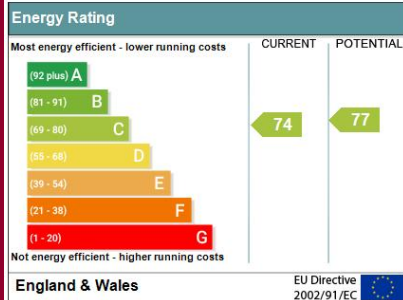
GARAGE EN BLOC

CLOSE TO HIGH STREET AND AMENITIES



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.

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