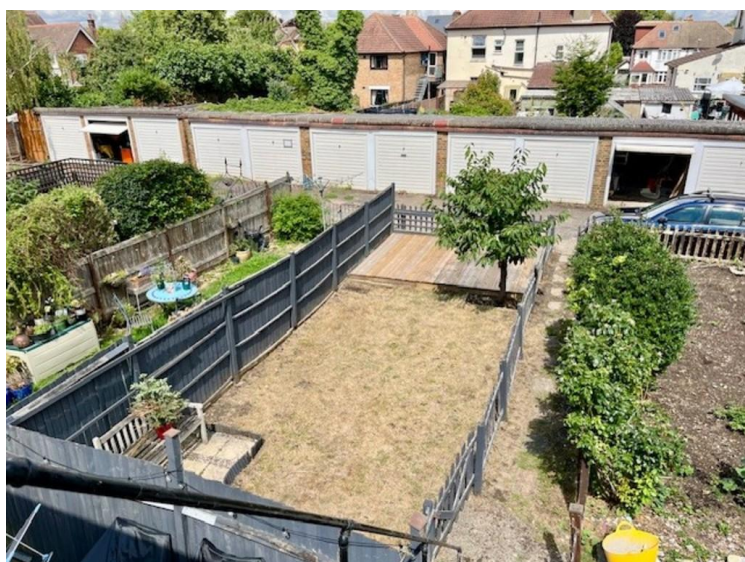




PAUL GRAHAM



**5 Clifton Road, Wallington, Surrey, SM6 8AL | Guide Price £325,000 Leasehold**

Paul Graham are delighted to offer for sale this 2 double bedroom 1st floor maisonette which is situated within a stones throw of Wallington town centre and station and all the local amenities Wallington has to offer. Benefiting from its own front garden, own entrance, a balcony with stairs down to its own rear garden and garage en-bloc. Viewing is recommended.



## First Floor Maisonette



OWN FRONT DOOR

STAIRS TO FIRST FLOOR

1ST FLOOR LANDING

RECEPTION ROOM 13' 5" x 11' 10" (4.09m x 3.61m)

KITCHEN 11' 11" x 10' 3" (3.63m x 3.12m)

BEDROOM 1 12' x 11' 11" (3.66m x 3.63m)

BEDROOM 2 11' 10" x 9' (3.61m x 2.74m)

BATHROOM 6' 1" x 5' 2" (1.85m x 1.57m)

FRONT GARDEN

REAR GARDEN

BALCONY

118 YEAR LEASE



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

## WALLINGTON

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## CARSHALTON

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