

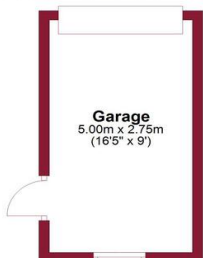


2 Arran Close, Wallington, Surrey, SM6 8BT | **£395,000 Freehold**

Paul Graham are delighted to present this two bedroom mid-terrace property offered with no onward chain, presenting an excellent opportunity for buyers looking to update and add value. The accommodation comprises a lounge/diner, a fitted kitchen, two well-proportioned double bedrooms, a bathroom, front and rear gardens and garage.

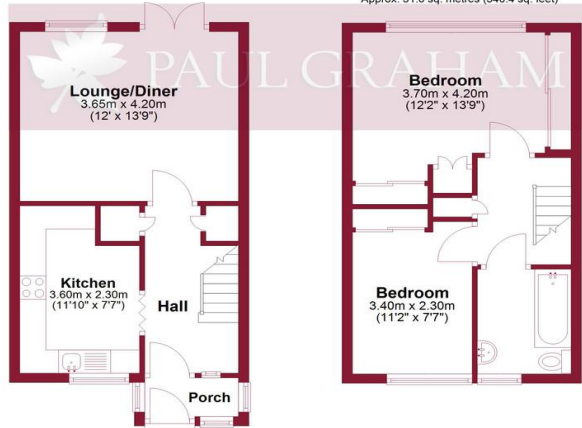
Ground Floor

Main area: approx. 32.6 sq. metres (350.4 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



Main area: Approx. 64.2 sq. metres (690.8 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.0 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.

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE/DINER 13' 9" x 12' 0" (4.19m x 3.66m)

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

STAIRS TO THE FIRST FLOOR

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

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

BATHROOM

GARAGE 16' 5" x 9' 0" (5m x 2.74m)

FRONT AND REAR GARDENS

NO CHAIN



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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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