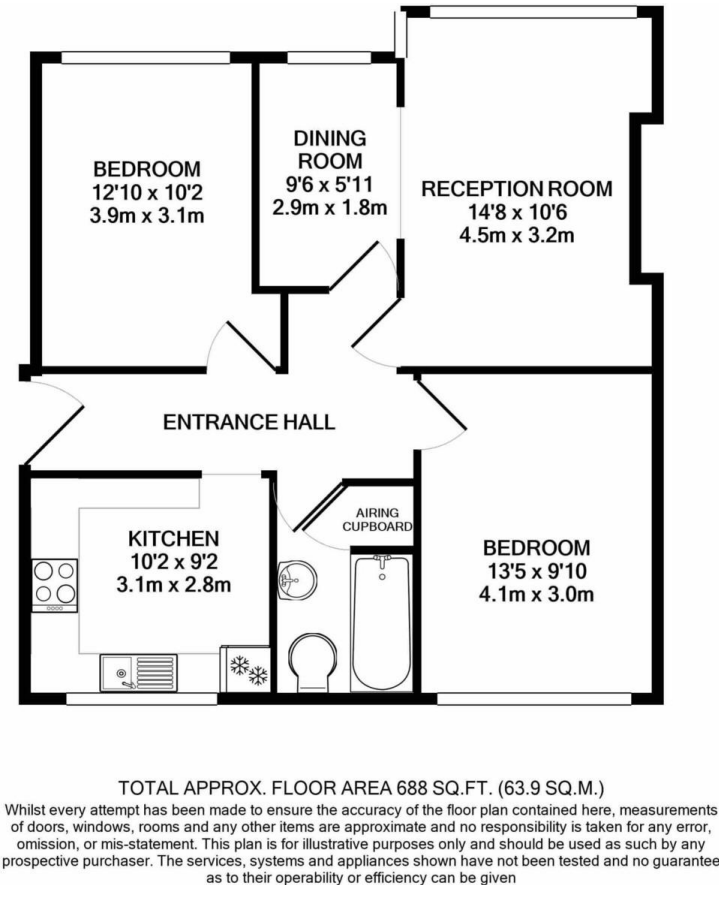






48 Bute Gardens West, Wallington, Surrey, SM6 8SR **Guide Price £325,000 to £335,000 Leasehold**

A spacious and well presented two double bedroom first floor maisonette, ideally located on the highly sought after Bute Gardens West just moments from Wallington Station and town centre. Offering generous room sizes throughout, a private garden and excellent storage including a boarded loft space, this property represents an ideal purchase for first time buyers or investors.



TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

ENTRANCE HALL

LIVING ROOM 14' 8" x 10' 6" (4.47m x 3.2m)

DINING ROOM 9' 6" x 5' 11" (2.9m x 1.8m)

KITCHEN 10' 2" x 9' 2" (3.1m x 2.79m)

BEDROOM 1 13' 5" x 9' 10" (4.09m x 3m)

BEDROOM 2 12' 10" x 10' 2" (3.91m x 3.1m)

BATHROOM

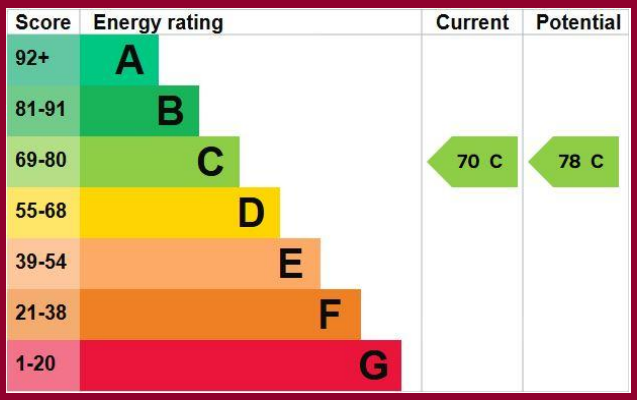
PRIVATE GARDEN

LONG LEASE 120 YEARS REMAINING





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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