



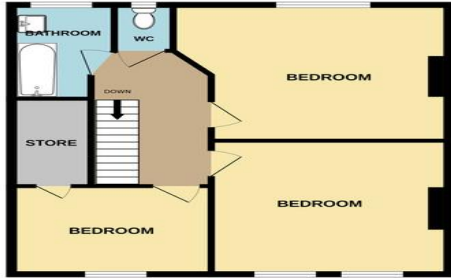
13 Cowper Gardens, South Wallington, Surrey, SM6 9RN | **£585,000 Freehold**

Paul Graham are pleased to present this attractive family house located in a sought after road within easy reach of a number of reputable schools including Bandon Hill primary school and Wilson's. The property benefits from two spacious reception rooms and a study. At the rear there is a fitted kitchen overlooking the southerly aspect rear garden. Upstairs boasts three double bedrooms and modern bathroom. Other features including off street parking and shutters at the front. The property has no onward chain.

GROUND FLOOR
590 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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ENTRANCE HALL

LOUNGE 16' x 12' 5" (4.88m x 3.78m)

DINING ROOM 12' 8" x 12' 5" (3.86m x 3.78m)

KITCHEN 11' 4" x 9' 8" (3.45m x 2.95m)

STUDY 8' 9" x 5' 8" (2.67m x 1.73m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 4" x 12' 4" (4.06m x 3.76m)

BEDROOM 2 14' 9" x 12' 10" (4.5m x 3.91m)

BEDROOM 3 10' 6" x 8' 8" (3.2m x 2.64m)

BATHROOM

SOUTHERLY ASPECT GARDEN

OFF STREET PARKING

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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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