



PAUL GRAHAM



10 Bowmans Meadow, Wallington, Surrey, SM6 7DN | **Guide Price £420,000 Freehold**

Paul Graham are pleased to market this 3 bedroom family house on a quiet no through road that backs on to The River Wandle. The property has great potential as the house requires modernisation throughout. Features include a garage and possible potential for off street parking (stpp) ground floor WC, good sized L-shaped reception room with doors out to the garden with views of the river. The first floor has 3 bedrooms and a family bathroom. Viewing is recommended on this chain free property.



TOTAL FLOOR AREA: 1061 sq.ft. (98.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Metropac iCAD4.



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.

ENTRANCE HALL door to garage

**GROUND FLOOR WC**

**KITCHEN** 10' 9" x 7' 5" (3.28m x 2.26m)

**RECEPTION ROOM** 19' 2" reducing to 10'9" x 15' 5" reducing to 8'5" (5.84m x 4.7m)

**LANDING**

**BEDROOM 1** 11' 1" plus bay window x 11' 0" (3.38m x 3.35m)

**BEDROOM 2** 10' 11" x 9' 10" (3.33m x 3m)

**BEDROOM 3** 8' 6" x 7' 10" (2.59m x 2.39m)

**BATHROOM** 7' 11" x 5' 5" (2.41m x 1.65m)

**BACKING ON TO THE RIVER WANDLE**

**GARAGE** 15' 8" x 8' 2" (4.78m x 2.49m)

**POTENTIAL FOR OFF STREET (STPP)**

**NO CHAIN**

**REQUIRES MODERNISATION**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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