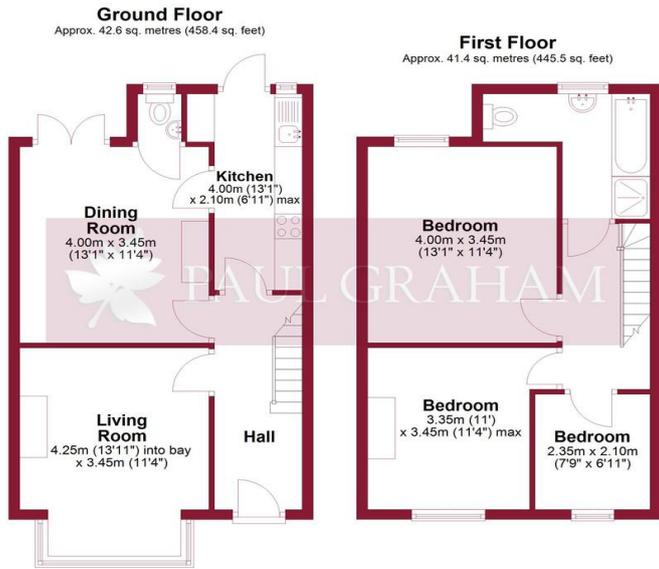




**51 Cowper Gardens, Wallington, Surrey, SM6 9RN | £525,000 Freehold**

This attractive end of terrace halls adjoining family home offers spacious and well presented accommodation. The ground floor features two generous reception rooms, a modern fitted kitchen and a convenient downstairs WC. Upstairs boasts three good size bedrooms and a contemporary bathroom. Ideal for families, a selection of excellent schools can be found closeby. Wallington town centre and station are also within easy reach.



Total area: approx. 84.0 sq. metres (903.9 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.



**ENTRANCE HALL**

**LOUNGE** 13' 11" x 11' 4" (4.24m x 3.45m)

**DINING ROOM** 13' 1" x 11' 4" (3.99m x 3.45m)

**KITCHEN** 13' 0" x 6' 11 max" (3.96m x 2.11m)

**DOWNSTAIRS WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 13' 1" x 11' 4" (3.99m x 3.45m)

**BEDROOM 2** 11' 4" x 11' 0" (3.45m x 3.35m)

**BEDROOM 3** 7' 9" x 6' 11" (2.36m x 2.11m)

**BATHROOM**

**GOOD SIZE REAR GARDEN**

**OFF STREET PARKING**



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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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