



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Cowper Gardens | Wallington | SM6 9RL

Guide price £625,000

LOFT

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- A beautifully extended semi detached home, built in 1927

• **Driveway and great size rear garden with an outbuilding/workshop, perfect space to convert to home office**

• **Open plan kitchen/reception room, featuring granite**

worktops and velux windows

- Cosy lounge with plenty of character including high ceilings and fireplace
- Accommodation across with three floors with the loft boasting a large double bedroom and en-suite
- Two double bedrooms on the first floor, modern bathroom and study area that can easily be converted back to bedroom 4
- 0.8 miles from Wilsons School and 1.1 miles from Wallington High School for Girls
- Ideally situated a stones throw from Wallington Town Centre and Station



The perfect family home, that has been lovingly updated throughout but has plenty of scope to add your own stamp on. Bundles of space in the perfect location!



Ground Floor

Hallway

Lounge

14'5 x 11'0 (4.39m x 3.35m)

Kitchen/Reception Room

22'6 x 16'2 (6.86m x 4.93m)

First Floor

Landing

Bedroom 2

15'4 x 11'0 (4.67m x 3.35m)

Bedroom 3

11'0 x 9'1 (3.35m x 2.77m)

Study Area

Bathroom

Second Floor

Bedroom 1

17'2 x 15'4 (5.23m x 4.67m)

En-suite

Outside

Porch

Driveway

Rear Garden

Outbuilding/Workshop

18'1 x 8'2 (5.51m x 2.49m)



Cowper Gardens, SM6

Approximate Gross Internal Area
(Excluding Outbuilding / Workshop)
124.1 sq m / 1336 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1174375)

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