



PAUL GRAHAM



21 Highland Cottages, Bute Road, Wallington, Surrey, SM6 8BP | **£425,000 Freehold**

Paul Graham are delighted to offer this attractive period cottage which is in a popular no through road close to Wallington town centre. The property which boast a wealth of charm and period features has two reception rooms, fitted kitchen and ground floor bathroom. Upstairs there are three bedrooms and outside gardens to the front and rear. No chain.



**LOUNGE 13' 11" x 9' 10" (4.24m x 3m)**

**DINING ROOM 13' 11" x 9' 2" (4.24m x 2.79m)**

**KITCHEN 8' 4" x 7' 3" (2.54m x 2.21m)**

**UTILITY ROOM 8' 4" x 6' 3" (2.54m x 1.91m)**

**BATHROOM**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM 1 13' 11" x 9' 10" (4.24m x 3m)**

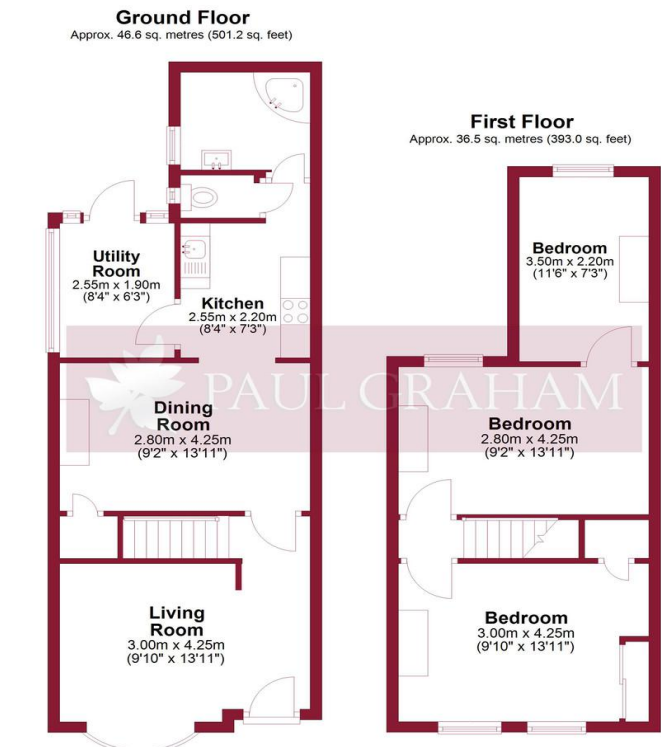
**BEDROOM 2 13' 11" x 9' 2" (4.24m x 2.79m)**

**BEDROOM 3 11' 6" x 7' 3" (3.51m x 2.21m)**

**FRONT AND REAR GARDENS**

**POPULAR NO THROUGH ROAD**

**PARKING SPACE**



**PAUL GRAHAM** Total area: approx. 83.1 sq. metres (894.2 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.



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		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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