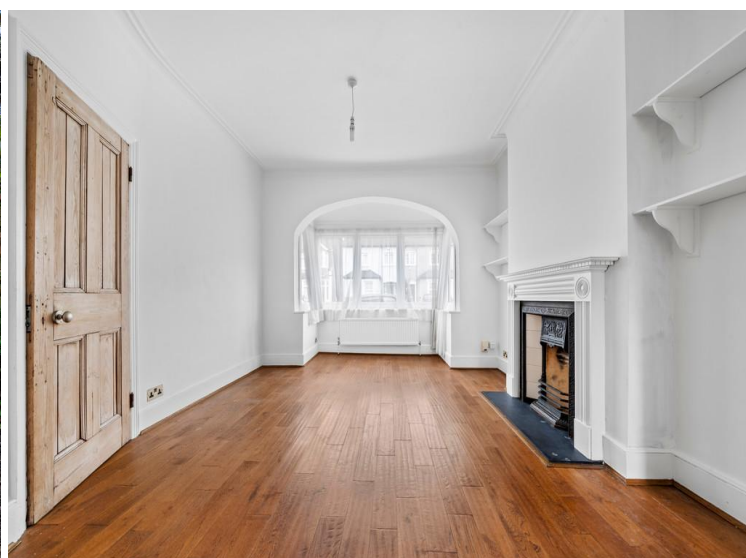


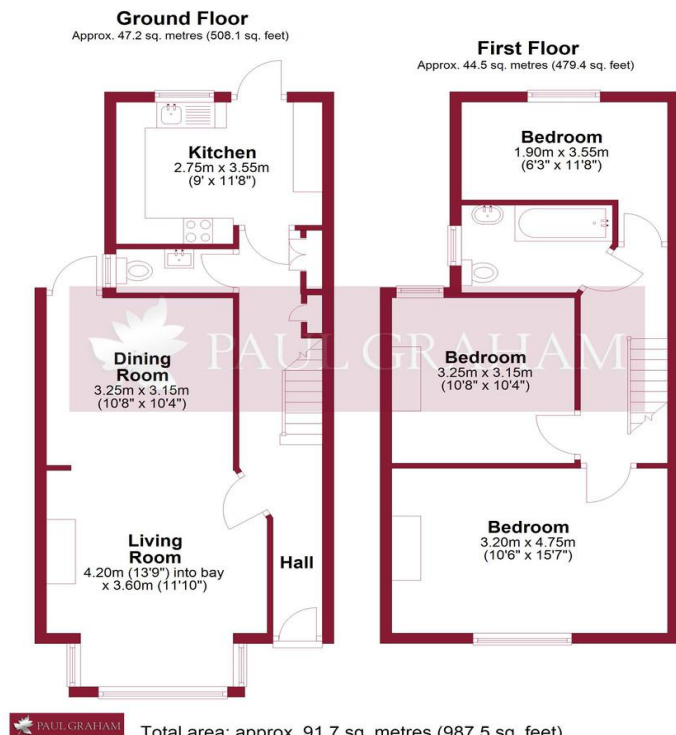


PAUL GRAHAM



68 Cowper Gardens, South Wallington, Surrey, SM6 9RL | **Guide Price £550,000**

Offered for sale with no chain this three bedroom family home is located within easy reach of a range of reputable Primary and Secondary schools. The property is situated on a quiet road within easy reach of the Town Centre and comprises two reception rooms, fitted kitchen and ground floor WC. Upstairs there are three bedrooms and a family bathroom. The front provides off street parking, whilst there is a good size garden at the rear.



ENTRANCE HALL

LIVING ROOM 13' 9" x 11' 10" (4.19m x 3.61m)

DINING ROOM 10' 8" x 10' 4" (3.25m x 3.15m)

KITCHEN 11' 8" x 9' (3.56m x 2.74m)

WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 11' 5" x 10' 6" (4.75m x 3.2m)

BEDROOM 10' 8" x 10' 4" (3.25m x 3.15m)

BEDROOM 11' 8" x 6' 3" (3.56m x 1.91m)

BATHROOM

OFF ROAD PARKING

REAR GARDEN

NO CHAIN

CLOSE TO REPUTABLE SCHOOLS



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		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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