

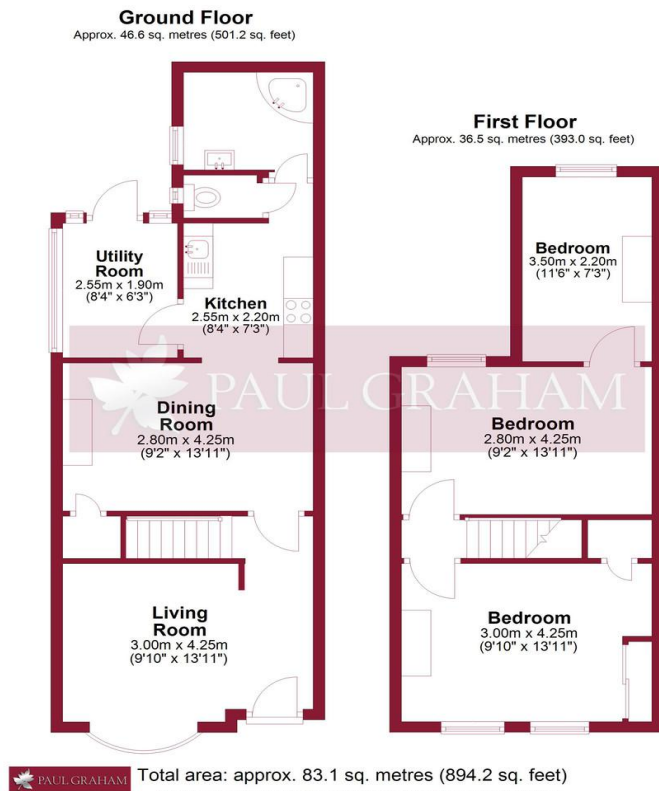


PAUL GRAHAM



21 Highland Cottages, Bute Road, Wallington, Surrey, SM6 8BP | £410,000 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



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

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk