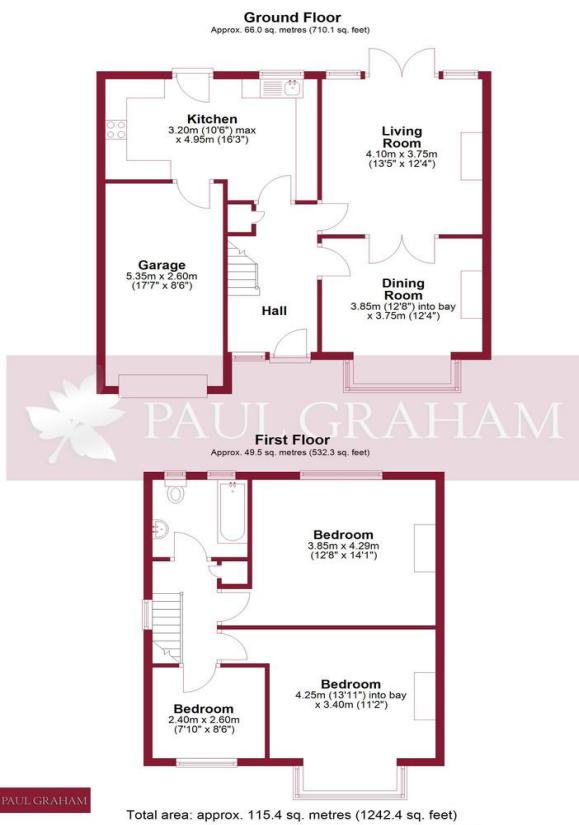




## 9 Cosdach Avenue, South Wallington, Surrey, SM6 9RA | £750,000 Freehold

A rare opportunity to purchase a three bedroom detached family house situated in a highly desirable quiet cul-de-sac in South Wallington, within walking distance of well regarded primary and secondary schools and close to local amenities and transport links.



## ENTRANCE HALL

**LOUNGE** 13' 5" x 12' 4" (4.09m x 3.76m)

**DINING ROOM** 12' 8" x 12' 4" (3.86m x 3.76m)

**KITCHEN** 16' 3 max" x 10' 6" (4.95m x 3.2m)

## STAIRS TO THE FIRST FLOOR

### LANDING

**BEDROOM 1** 14' 1" x 12' 8" (4.29m x 3.86m)

**BEDROOM 2** 13' 11" x 11' 2" (4.24m x 3.4m)

**BEDROOM 3** 8' 6" x 7' 10" (2.59m x 2.39m)

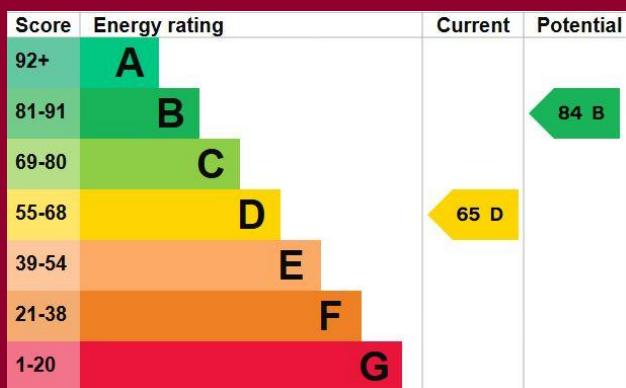
## LARGE GARDEN

### DRIVEWAY

**GARAGE** 17' 7" x 8' 6" (5.36m x 2.59m)



**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.



## 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