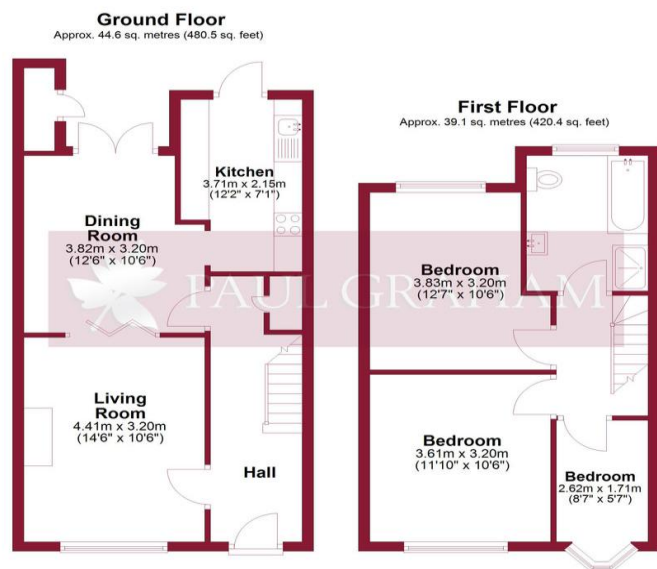




45 Cowper Gardens, Wallington, Surrey, SM6 9RN | **Guide Price £525,000 Freehold**

This attractive end of terrace family house is situated in a popular road within easy reach of Wallington town centre with a range of shops, amenities and train station which offers routes to London. A range of reputable schools can be found closeby including Wallington Girls, Wilson's and Bandon Hill primary school.

The property has two reception rooms and a fitted kitchen. The first floor comprises three bedrooms and a modern family bathroom. Other benefits include off street parking and a good size rear garden.



Total area: approx. 83.7 sq. metres (900.9 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.

ENTRANCE HALL

LOUNGE 14' 6" x 10' 6" (4.42m x 3.2m)

DINING ROOM 12' 6" x 10' 0" (3.81m x 3.05m)

KITCHEN 12' 2" x 7' 1" (3.71m x 2.16m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 7" x 10' 6" (3.84m x 3.2m)

BEDROOM 2 11' 10" x 10' 6" (3.61m x 3.2m)

BEDROOM 3 8' 7" x 5' 7" (2.62m x 1.7m)

BATHROOM

GOOD SIZE GARDEN

OFF STREET PARKING

VIEWING ADVISED



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		87 B
69-80	C		
55-68	D	65 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