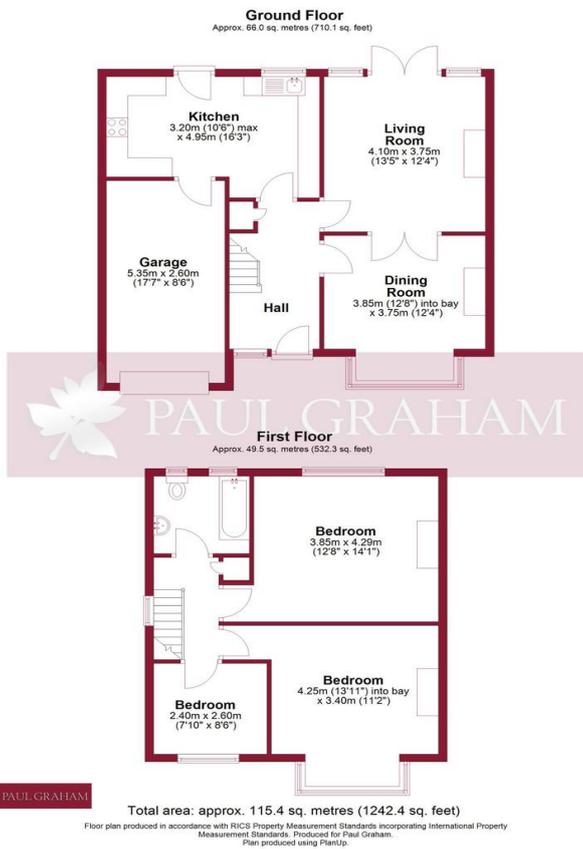




9 Cosdach Avenue, South Wallington, Surrey, SM6 9RA | **£725,000 Freehold**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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