



PAUL GRAHAM



9 Bedlow Way, Beddington, Croydon, CR0 4QT | **£485,000 Freehold**

Paul Graham are pleased to market this 3/4 bedroom semi detached family house with off street parking. Situated on a quiet residential road with access to Waddon mainline station and reputable schools. The ground floor includes an entrance porch, 14ft reception room, reception 2/bedroom 4, 14'7" kitchen/diner with doors to garden, utility room and WC. The first floor has 3 bedrooms and a modernised family bathroom. Viewing is recommended.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE PORCH

ENTRANCE HALL

RECEPTION 1 14' x 11' 1" (4.27m x 3.38m)

RECEPTION 2/BEDROOM 4 14' 2" x 6' 2" (4.32m x 1.88m)

KITCHEN/DINER 14' 7" x 10' 4" (4.44m x 3.15m)

UTILITY ROOM

WC

LANDING

BEDROOM 1 15' 7" x 8' 3" (4.75m x 2.51m)

BEDROOM 2 9' 1" x 8' 3" (2.77m x 2.51m)

BEDROOM 3 10' 10" x 6' 1" (3.3m x 1.85m)

BATHROOM 6' 1" x 6' 1" (1.85m x 1.85m)

OFF STREET PARKING

REAR GARDEN



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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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