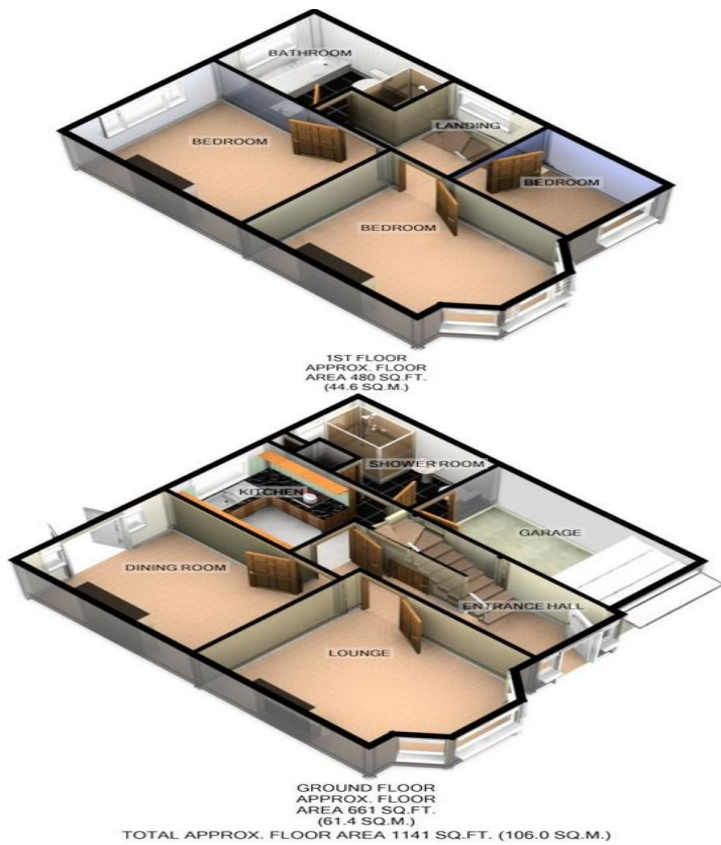




22 Lavington Road, Beddington, Surrey, CR0 4PP | **£575,000 Freehold**

This attractive semi detached family house is situated in a popular no through road close to a range of good schools including Wallington County Grammar. The property has 2 good sized reception rooms, kitchen, utility room incorporating a Wc. Upstairs boasts 3 bedrooms and a spacious family bathroom/wc. There is a large garden at the rear and at the front a driveway leading to the attached garage. No chain.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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ENTRANCE HALL

LOUNGE 14' 6" x 11' 11" (4.42m x 3.63m)

DINING ROOM 13' 6" x 10' 9" (4.11m x 3.28m)

KITCHEN 9' 6" x 7' 4" (2.9m x 2.24m)

UTILITY ROOM/WC 10' 8" x 7' (3.25m x 2.13m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 15' x 10' 8" (4.57m x 3.25m)

BEDROOM 2 13' 4" x 10' 8" (4.06m x 3.25m)

BEDROOM 3 8' 7" x 7' 6" (2.62m x 2.29m)

BATHROOM 10' 4" x 7' 5" (3.15m x 2.26m)

GARAGE

DRIVEWAY PARKING 2/3 CARS

LARGE 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		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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