

1 Salcott Road, Beddington, Surrey, CR0 4PS
£800,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

We are delighted to present this superb family house which has undergone full renovation by the current owners who have created a fabulous family home.

The heart of the home is the large open plan kitchen/family/dining room at the rear of the property which is fitted with a bespoke kitchen with Miele and Neff appliances. An internal viewing is highly recommended.



ROOMS

ENTRANCE HALL

LIVING ROOM 15' 3" x 12' 6" (4.65m x 3.81m)

KITCHEN/DINING/FAMILY ROOM 26' 11" x 23' 11" (8.2m x 7.29m)

UTILITY ROOM

SEPARATE WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 7" x 12' 6" (4.75m x 3.81m)

BEDROOM 2 13' 3" x 12' 6" (4.04m x 3.81m)

BEDROOM 3 13' 4" x 8' 8" (4.06m x 2.64m)

EN SUITE SHOWER ROOM

BEDROOM 4 8' 1" x 7' 10" (2.46m x 2.39m)

BATHROOM

REAR GARDEN

FRONT GARDEN

DRIVEWAY

GARAGE 11' 11" x 8' 10" (3.63m x 2.69m)

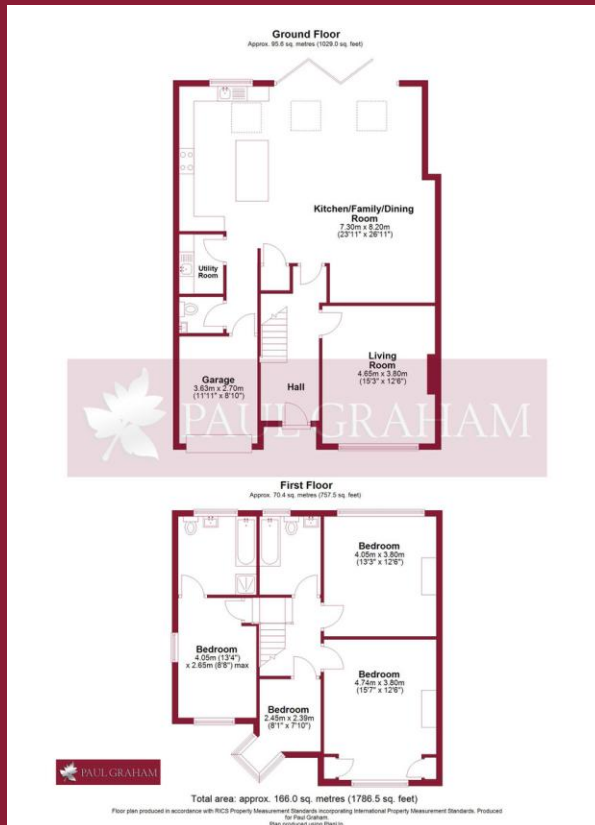
NO CHAIN



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FLOOR PLAN



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

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.

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