



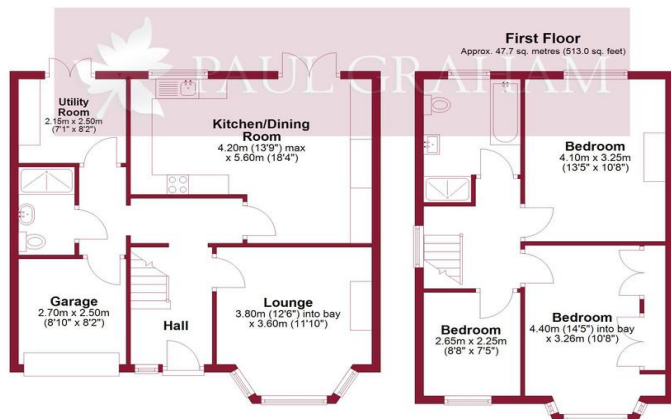
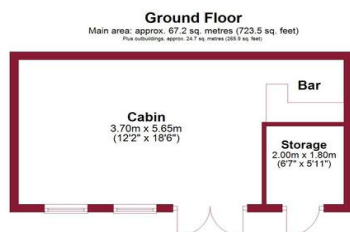
PAUL GRAHAM



24 Lavington Road, Beddington, Surrey, CR0 4PP | **£600,000 Freehold**

**\*LONDON BOROUGH OF SUTTON\*** Located in a popular residential no through road close to excellent schools and transport links this beautifully presented semi detached family house which has been updated by the current owners offers an ideal home for entertaining. The property boasts spacious living accommodation, a modern refitted kitchen/diner, a separate utility room and a shower room. Outside the property has a large cabin with a bar and decked seating area.





Main area: Approx. 114.9 sq. metres (1236.4 sq. feet)  
Plus outbuildings: approx. 24.7 sq. metres (265.9 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.



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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE PORCH

## ENTRANCE HALL

LOUNGE 12' 6" x 11' 10" (3.81m x 3.61m)

KITCHEN/DINER 18' 4" x 13' 9" (5.59m x 4.19m)

UTILITY ROOM 8' 2" x 7' 1" (2.49m x 2.16m)

## SHOWER ROOM

## STAIRS TO THE FIRST FLOOR

## LANDING

BEDROOM 1 14' 5 max" x 10' 8" (4.39m x 3.25m)

BEDROOM 2 13' 5" x 10' 8" (4.09m x 3.25m)

BEDROOM 3 8' 8" x 7' 5" (2.64m x 2.26m)

## BATHROOM

## LOFT ROOM

CABIN 18' 6" x 12' 2" (5.64m x 3.71m)

STORAGE ROOM 6' 7" x 5' 11" (2.01m x 1.8m)

## REAR GARDEN

## DRIVEWAY PARKING

GARAGE (REDUCED SIZE) 8' 10" x 8' 2" (2.69m x 2.49m)

## WALLINGTON

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