

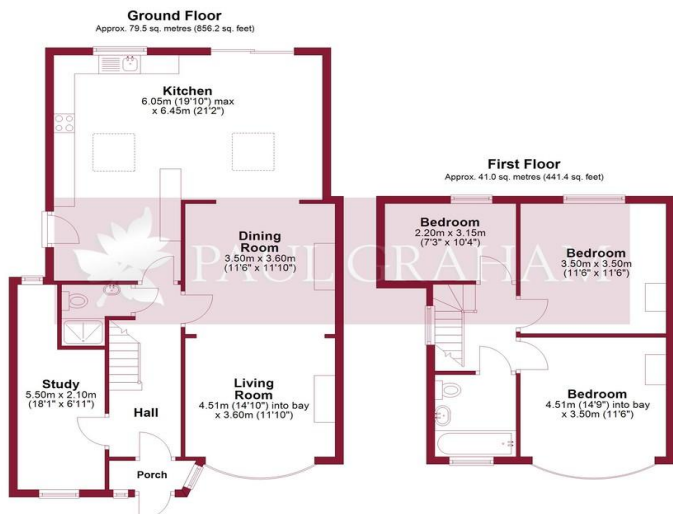


PAUL GRAHAM

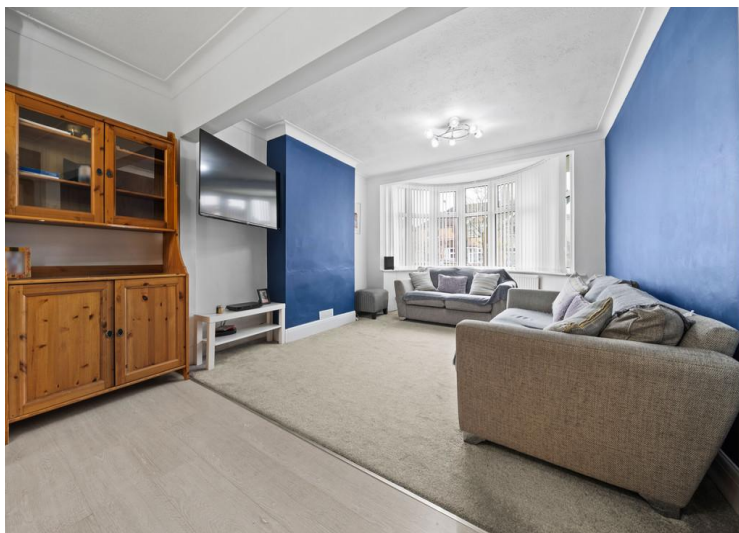


16 Oakley Avenue, Beddington, Surrey, CR0 4QP | **£639,950 Freehold**

An opportunity to acquire this extended family home which positioned in a popular road close to reputable schools and transport links. The well-presented property which has been extended by the current owners boasts a spacious open plan kitchen/dining/family room which boasts doors out to the garden. The property has 3 good size bedrooms, 2 bath/shower rooms, a study and a large rear garden. Viewing advised.



Total area: approx. 120.5 sq. metres (1297.6 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		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE 14' 1" x 11' 10" (4.29m x 3.61m)

DINING ROOM 11' 10" x 11' 6" (3.61m x 3.51m)

KITCHEN/BREAKFAST ROOM 21' 2" x 19' 10" (6.45m x 6.05m)

STUDY 18' 1 max" x 6' 11" (5.51m x 2.11m)

SHOWER ROOM

LANDING

BEDROOM 1 14' 9" x 11' 6" (4.5m x 3.51m)

BEDROOM 2 11' 6" x 11' 6" (3.51m x 3.51m)

BEDROOM 3 10' 4" x 7' 3" (3.15m x 2.21m)

BATHROOM

DRIVEWAY PARKING

LARGE REAR GARDEN

CLOSE TO STATION AND LOCAL BUS ROUTES

WALLINGTON

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 3 Wallington Square
 Woodcote Road
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