

43 Beddington Grove, Wallington, Surrey, SM6 8LB | Guide Price **£485,000 Freehold**

Paul Graham are delighted to offer this beautifully presented period property which is a stone's throw from Mellows Park. The well-maintained property boasts an open plan lounge/diner which opens into a modern fitted kitchen with integrated appliances. Upstairs there are two double bedrooms which boasts built in floor to ceiling wardrobes. The stunning bathroom has both a separate shower and bath. Outside there is parking at the front and a low maintenance garden at the rear. Viewing advised.



LOUNGE/DINER 23' 4 max" x 13' 3" (7.11m x 4.04m)

KITCHEN 11' 6" x 8' 2" (3.51m x 2.49m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 4" x 10' 8" (4.06m x 3.25m)

BEDROOM 2 12' 2" x 7' 10" (3.71m x 2.39m)

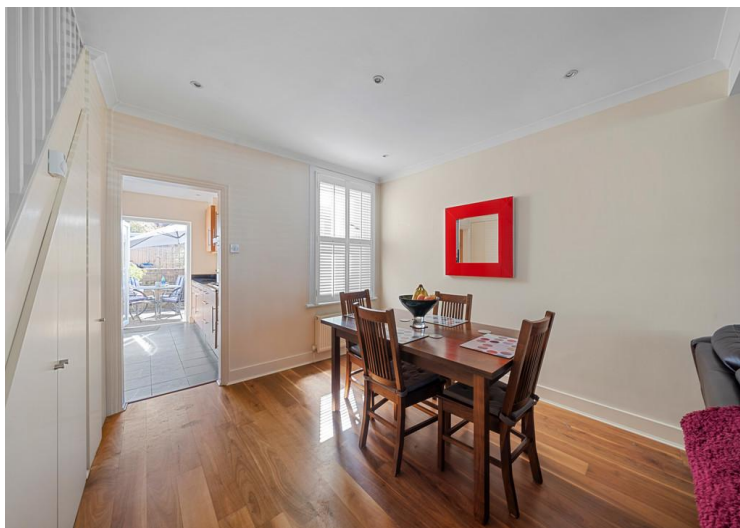
SPACIOUS BATHROOM

OFF STREET PARKING

LOW MAINTENANCE GARDEN

CLOSE TO WALLINGTON TOWN CENTRE AND STATION

A RANGE OF REPUTABLE SCHOOLS CAN BE FOUND CLOSEBY INCLUDING HIGHVIEW AND BANDON HILL



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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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