



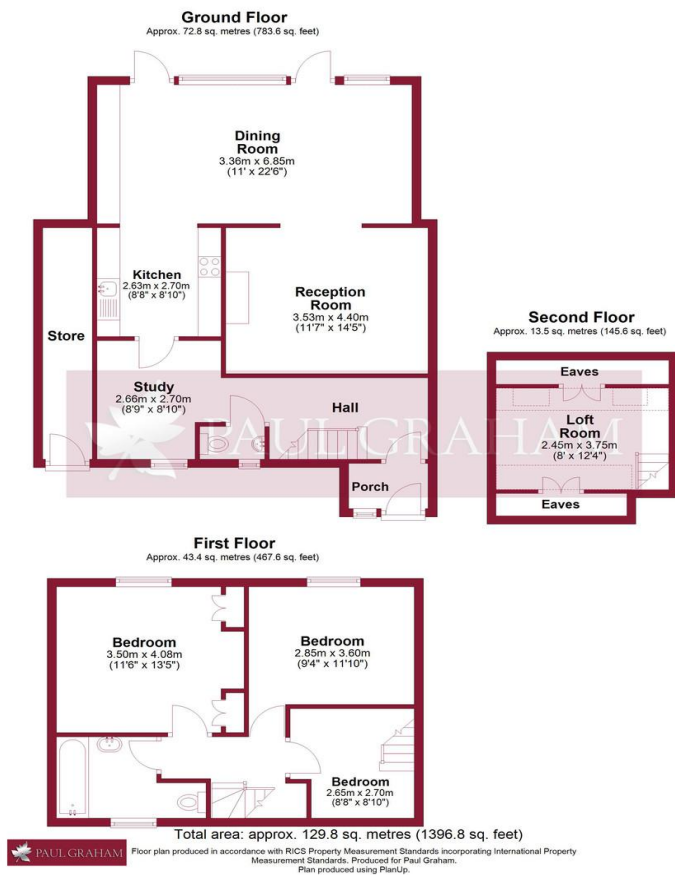
PAUL GRAHAM



174 Richmond Road, Beddington, Surrey, CR0 4SH | **£490,000 Freehold**

Paul Graham are delighted to market this beautifully presented family house which has been modernised by the current owners who have created a spacious and modern versatile home which is ideal for entertaining. Outside the property has ample off street parking and a good size southerly aspect rear garden. Ideal for families and commuters, a range of good schools can be found locally along with local transport links including Waddon rail and tram station and bus routes.





## ENTRANCE HALL

**RECEPTION ROOM** 14' 5" x 11' 7" (4.39m x 3.53m)

**STUDY** 8' 10" x 8' 9" (2.69m x 2.67m)

**KITCHEN** 8' 10" x 8' 8" (2.69m x 2.64m)

**FAMILY/DININGROOM** 22' 6" x 11' 0" (6.86m x 3.35m)

**WC AND STORE**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 13' 5" x 11' 6" (4.09m x 3.51m)

**BEDROOM 2** 11' 10" x 9' 4" (3.61m x 2.84m)

**BEDROOM 3** 8' 10" x 8' 8" (2.69m x 2.64m)

**LOFT ROOM** 12' 4" x 8' 0" (3.76m x 2.44m)

**BATHROOM**

**GOOD SIZE GARDEN**

**AMPLE OFF STREET PARKING**



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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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