



## 8 Hilliers Lane, Beddington, Surrey, CR0 4SU | **£460,000 Freehold**

Offered with vacant possession this three bedroom semi detached family house is positioned within easy reach of a range of good schools, shops and transport links. The ground floor boasts two spacious reception rooms and a fitted kitchen, whilst upstairs there are three good size bedrooms and a bathroom. No Chain.

## ENTRANCE HALL

**LOUNGE** 13' 1" x 11' 2" (3.99m x 3.4m)

**DINING ROOM** 12' 2" x 11' 2" (3.71m x 3.4m)

**KITCHEN** 9' 10" x 5' 5" (3m x 1.65m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 13' 0" x 11' 2" (3.96m x 3.4m)

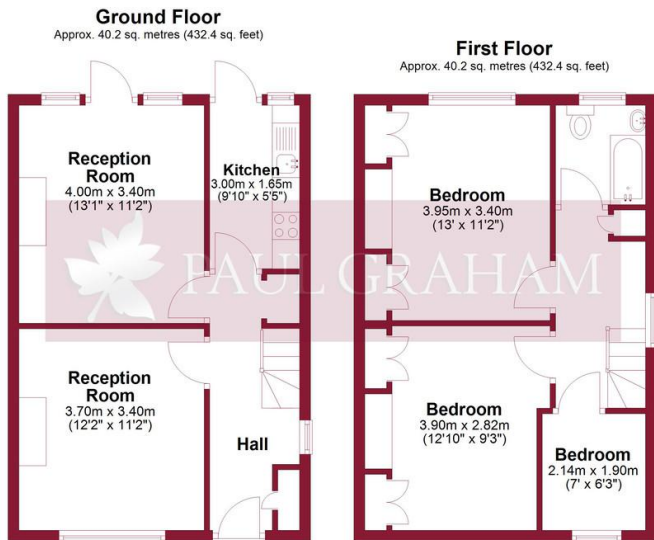
**BEDROOM 2** 12' 10" x 11' 2" (3.91m x 3.4m)

**BEDROOM 3** 7' 0" x 6' 3" (2.13m x 1.91m)

**BATHROOM**

**FRONT AND REAR GARDENS**

**NO CHAIN**



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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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