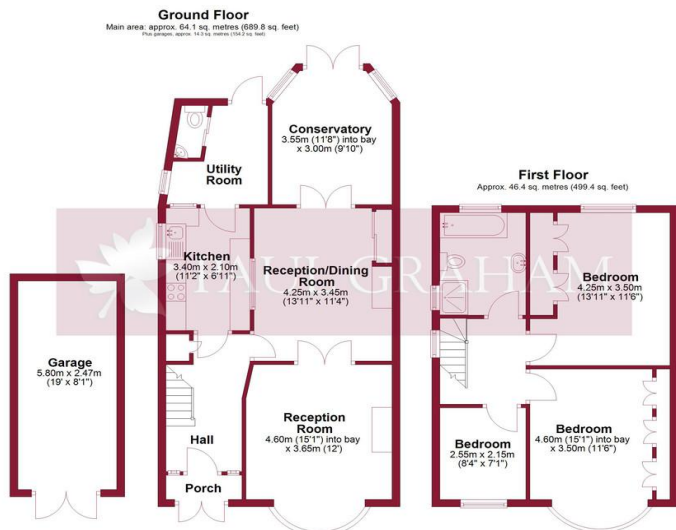




32 Aldwick Road, Beddington, Surrey, CR0 4PL | **£575,000 Freehold**

Offered for sale with no chain this three bedroom semi detached family house is situated in a popular tree lined no through road. Access to local transport links including Waddon rail and tram stop can be found a short distance away along with excellent schools. Viewing advised.



Main area: Approx. 110.5 sq. metres (1189.2 sq. feet)
Plus garages, approx. 14.3 sq. metres (154.2 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.

PORCH

ENTRANCE HALL

LOUNGE 15' 1" x 12' 0" (4.6m x 3.66m)

DINING ROOM 13' 11" x 11' 4" (4.24m x 3.45m)

CONSERVATORY 11' 8" x 9' 10" (3.56m x 3m)

KITCHEN 11' 2" x 6' 11" (3.4m x 2.11m)

UTILITY ROOM/WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 1" x 11' 6" (4.6m x 3.51m)

BEDROOM 2 13' 11" x 11' 6" (4.24m x 3.51m)

BEDROOM 3 8' 4" x 7' 1" (2.54m x 2.16m)

BATHROOM

OFF STREET PARKING

GOOD SIZE REAR GARDEN

NO CHAIN

CLOSE TO GOOD SCHOOLS AND TRANSPORT LINKS



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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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