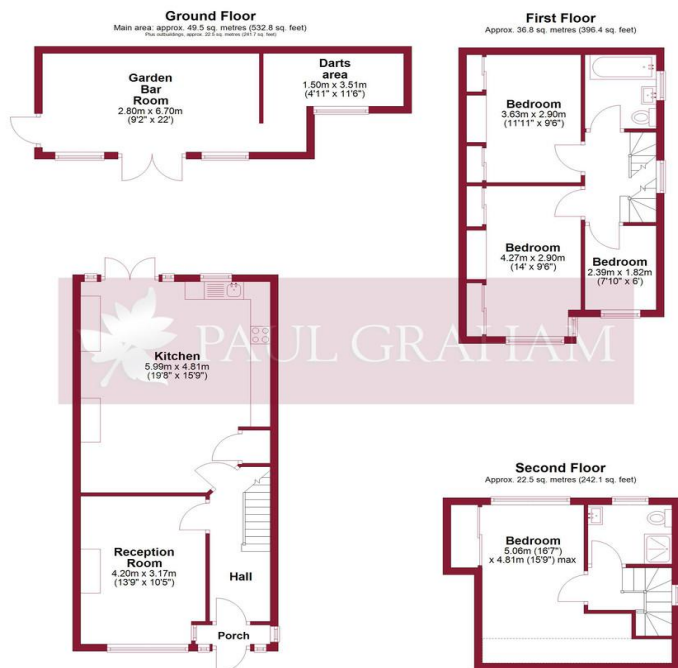




30 Bridle Path, Beddington, Surrey, CR0 4SB | **Guide Price £625,000 Freehold**

A stylish and generously-proportioned four-bedroom semi detached family home, perfectly positioned within easy reach of high-performing schools including Wallington County Grammar school, transport links serving London, and local amenities. Thoughtfully updated throughout, the property offers modern living spaces, two stylish bath/shower rooms, and a landscaped garden with a versatile home office/garden bar room. ** London Borough Of Sutton **



PAUL GRAHAM
Main area: Approx. 108.8 sq. metres (1171.3 sq. feet)
Plus outbuildings: approx. 22.5 sq. metres (241.7 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.

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 13' 9" x 10' 5" (4.19m x 3.18m)

OPEN PLAN KITCHEN/DINER 19' 8" x 15' 9" (5.99m x 4.8m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 2' 14' x 9' 6" (4.27m x 2.9m)

BEDROOM 3' 11' 11" x 9' 6" (3.63m x 2.9m)

BEDROOM 4' 7' 10" x 6' (2.39m x 1.83m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

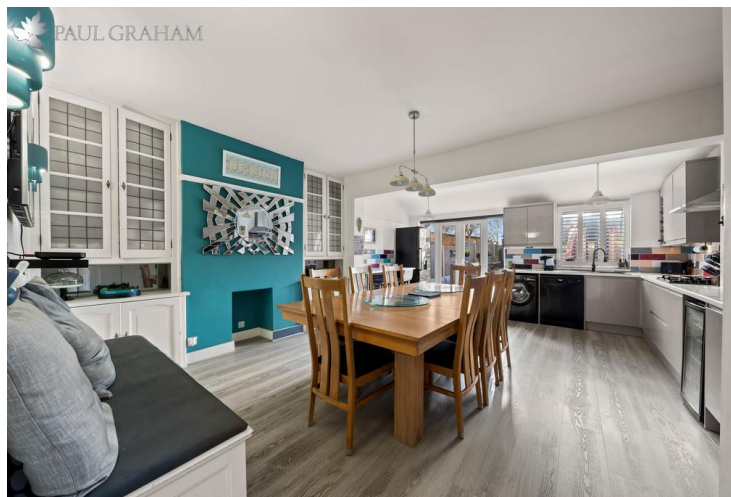
BEDROOM 11' 6" 7 max" x 15' 9 max" (5.05m x 4.8m)

SHOWER ROOM

SOUTHERLY ASPECT GARDEN

OFF STREET PARKING

GARDEN BAR ROOM 22' x 9' 2" (6.71m x 2.79m)



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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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