

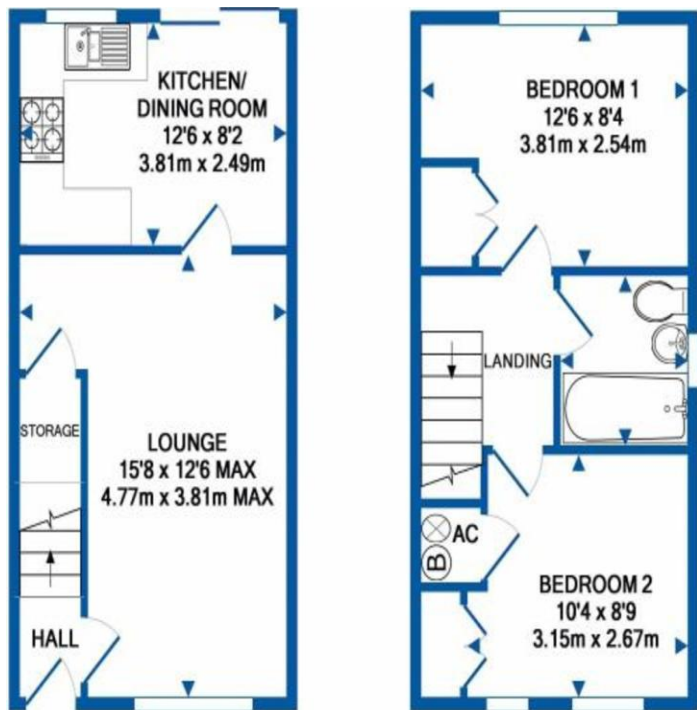


PAUL GRAHAM



49 Bristow Road, Beddington, Surrey, CR0 4QQ | **£340,000**

Situated in a modern cul-de-sac is this well maintained modern end of terrace house which is offered for sale with 2 double bedrooms, kitchen breakfast room, off road parking, double glazing, gas central heating and a 36ft rear garden. No onward chain.



ENTRANCE HALL

LIVING ROOM 15' 10" x 12' 7" max (4.83m x 3.84m)

KITCHEN/DINER 12' 7" x 8' (3.84m x 2.44m)

LANDING

BEDROOM 1 12' 7" x 8' 6" (3.84m x 2.59m)

BEDROOM 2 12' 7" x 8' 10" (3.84m x 2.69m)

BATHROOM/WC

REAR GARDEN 36' x 17' 6" (10.97m x 5.33m)

OFF ROAD PARKING

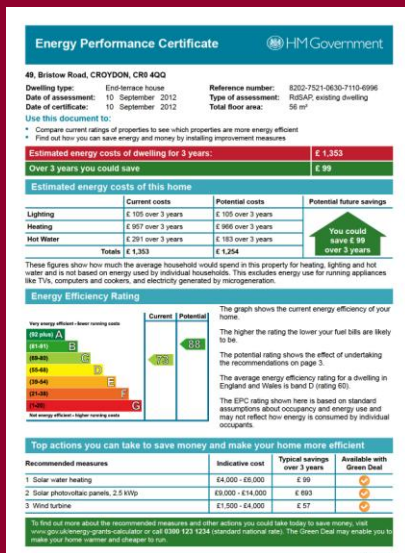
GROUND FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)



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.



WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk