

68 Beddington Gardens, Carshalton, Surrey, SM5 3HQ  
Guide Price £950,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)





## DESCRIPTION

A beautifully presented 4 bedroom family house located in a popular road, conveniently positioned between Carshalton and Wallington town centres. This lovely semi detached period home offers well planned accommodation over 2 floors with a wealth of character which is perfectly blended with modern features such as a modern kitchen and luxury bathroom whilst, outside there is ample parking and a large, pretty rear garden.

The area is well served with reputable schools as well as a number of leisure facilities including golf courses, leisure centres, some fantastic parkland and open spaces.

The A217 offers access to the M23 linking to the M25 orbital motorway and both Gatwick & Heathrow airports.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM** 15' 4" x 12' 6" (4.67m x 3.81m)

**STUDY** 10' x 10' (3.05m x 3.05m)

**KITCHEN** 15' 9" x 13' 11" (4.8m x 4.24m)

**DINING AREA** 13' x 11' 5" (3.96m x 3.48m)

**UTILITY ROOM** 9' 2" x 7' 1" (2.79m x 2.16m)

**WC**

**CELLAR** 15' 11" x 11' 8" (4.85m x 3.56m)

**LANDING**

**BEDROOM 1** 16' 10" x 15' 10" (5.13m x 4.83m) Into Bay

**BEDROOM 2** 14' 5" x 11' 11" (4.39m x 3.63m)

**BEDROOM 3** 13' x 11' 11" (3.96m x 3.63m)

**BEDROOM 4** 10' 6" x 10' 4" (3.2m x 3.15m)

**BATHROOM**

**PARKING**

**GARDEN** 86' 11" x 38' (26.49m x 11.58m)  
Approx

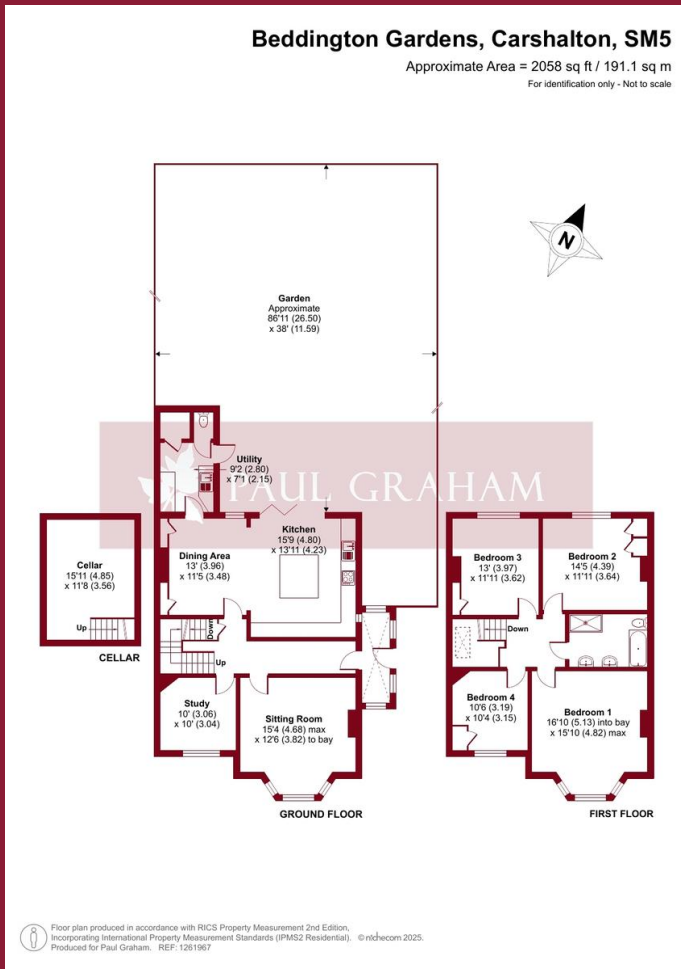


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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

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