



## 22 OAKMEAD ROAD BEDDINGTON, CR0 3AS

**£390,000**  
**FREEHOLD**

\*\*\* OFFERED WITH NO FORWARD CHAIN IS THIS SPACIOUS AND WELL MAINTAINED THREE BEDROOM TERRACE HOUSE IN THIS POPULAR CUL-DE-SAC \*\*\*

The property features a good size double aspect lounge and kitchen with access onto the garden. The upstairs comprises of three good size bedrooms and a modern shower room/wc.

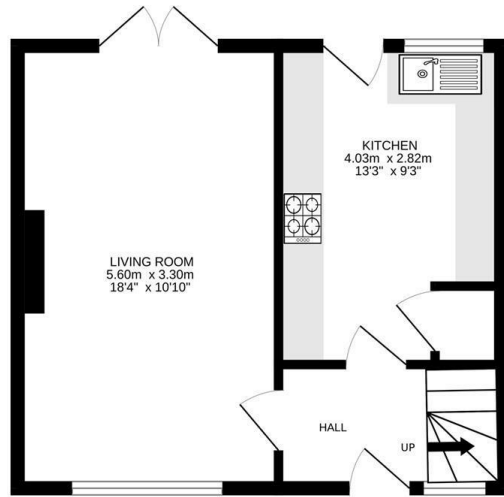
This terrace house also benefits from an attractive south west facing landscaped rear garden with patio, off street parking for two cars and double glazing.

Oakmead Road is conveniently located for the Tram link which provides access to Both Croydon and Wimbledon town centres. The Tram will also link into the mainline station at Mitcham Junction providing access to London Victoria and Wimbledon which also has the District line Tube.

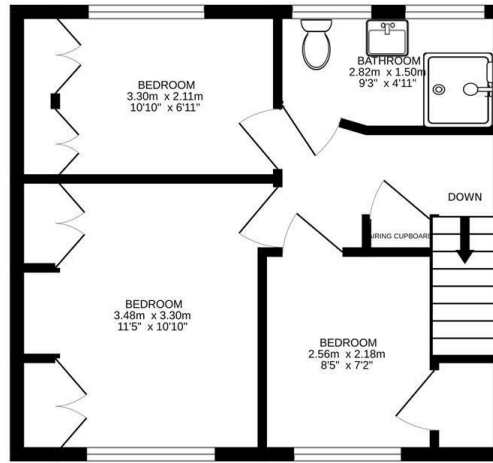
The property also offers access to local shops Supermarkets in the immediate area.



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Ground floor  
34.0 sq.m. (366 sq.ft.) approx.



1st floor  
34.3 sq.m. (369 sq.ft.) approx.

TOTAL FLOOR AREA : 68.2 sq.m. (735 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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