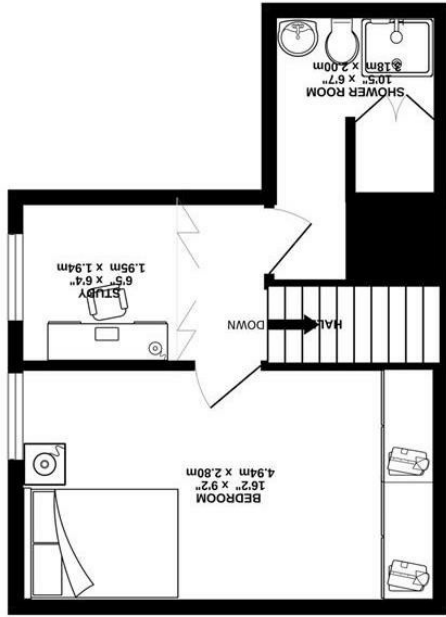
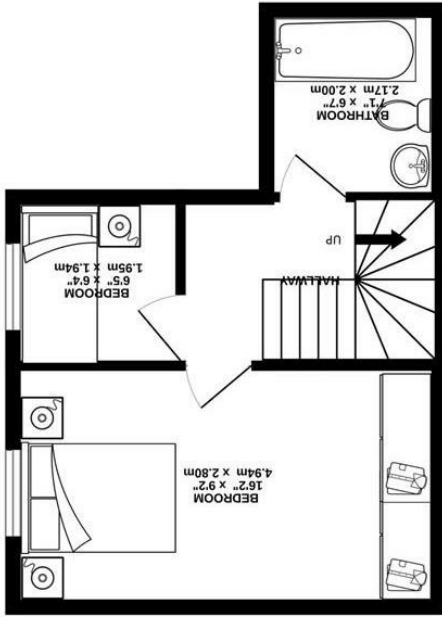


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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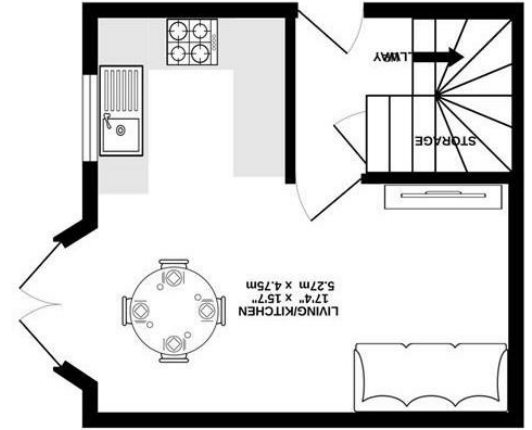
**TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.**



**2ND FLOOR**  
 288 sq.ft. (26.8 sq.m.) approx.



**1ST FLOOR**  
 299 sq.ft. (27.8 sq.m.) approx.



**GROUND FLOOR**  
 259 sq.ft. (24.0 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 16 Church Paddock Court

WALLINGTON, SM6 7AW

£465,000

Vacant possession with no onward chain! Silverman Black is delighted to offer this charming three bedroom/two bathroom terraced townhouse, located in a quiet private development located alongside Beddington Park. Presented in excellent decorative condition, the ground floor accommodation incorporates a good size, L-shaped open plan living room with a separate fully integrated kitchen area; upstairs, there is a large double bedroom, a single bedroom/dressing room and a bathroom on the first floor with a further double bedroom, a study and luxurious shower room on the top floor. Outside, the property has a private, allocated parking space and a delightful private back garden, which backs onto a conserved copse (which forms part of the Guy Road Recreation Ground) and the River Wandle. The property would ideally suit a professional couple who are looking for a quality guest suite for when friends stay over! Church Paddock Court is a small, select, private development built around the turn of the Millennium located immediately alongside Beddington Park and The Grange, whilst Hackbridge BR station is just over a mile away - a 20 minute walk across the Park in the Summer months - with four fast trains per hour (peak times) giving access to Clapham Junction & London Victoria. In terms of shopping and recreational facilities, Beddington Farm is less than a mile distant offering a multiplex cinema, restaurants, food supermarkets and an IKEA superstore - whilst East Croydon is roughly 2.5 miles away. A characterful and surprising property, we strongly suggest booking an appointment to view - so call us today!



- Full Vacant Possession with no onward chain
- A delightful three bedroom/two bathroom terraced townhouse located on a select private development close to Beddington Park
- Spacious and well-proportioned living accommodation comprising a large L-shaped living room and a fully integrated kitchen area on the ground floor
- Generous double bedroom located on the first floor with a single bedroom/dressing room and a full bathroom
- Further double bedroom, a work room/study and a luxury shower room on the top floor
- Allocated private parking space, secure & enclosed private courtyard garden backing onto a conserved copse
- Council Tax Band E, EPC rating: C; Freehold
- Private development with direct access to Beddington Park, 1 mile walk across the Park to Hackbridge BR station affording access to Clapham Junction & London Victoria
- Just under 1 mile to Beddington Farm shopping complex, 2.5 miles to East Croydon
- Viewing highly recommended - call today to book your appointment.

