



HUNTERS[®]
HERE TO GET *you* THERE

2 1 2 C

Beddington Lane, Beddington

£425,000



This delightful house offers a perfect blend of comfort and style. With two generously sized double bedrooms, this property is ideal for families or professionals seeking ample living space. The upstairs bathroom is both practical and convenient, ensuring that daily routines are effortlessly managed.

One of the standout features of this home is the lovely 45-foot garden, providing a secluded outdoor space for relaxation, gardening, or entertaining guests.

Beautifully presented throughout, this house boasts a warm and inviting atmosphere, making it easy to envision yourself settling in and making it your own. The attention to detail and care taken in maintaining the property is evident, ensuring that it is ready for you to move in without the need for any immediate renovations.

There are parking bays opposite the house which are available for anybody to use, in addition to residents. The sellers have an arrangement for parking which could potentially be continued for the new owners. For further details regarding the arrangement, please enquire with Hunters.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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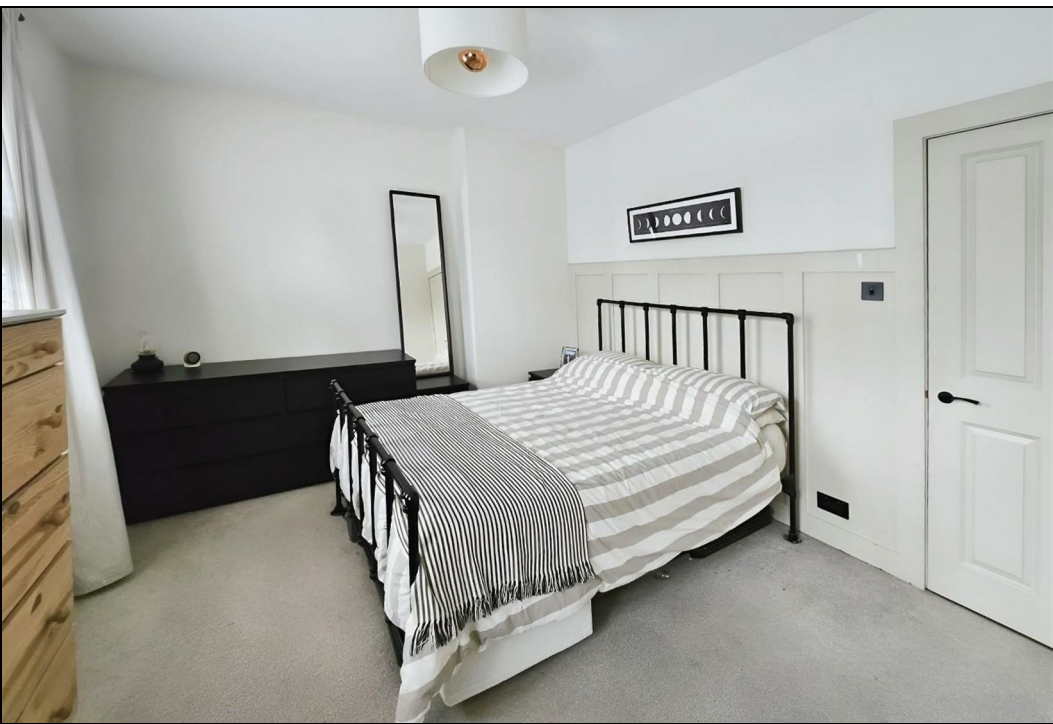
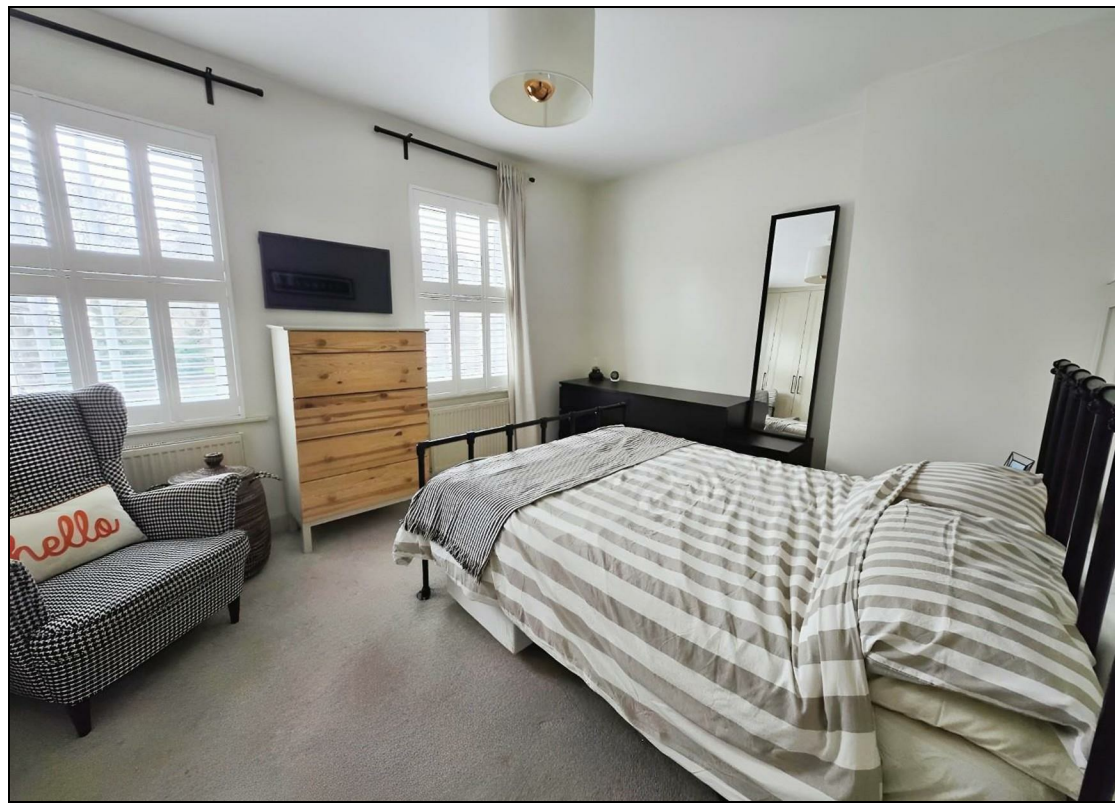


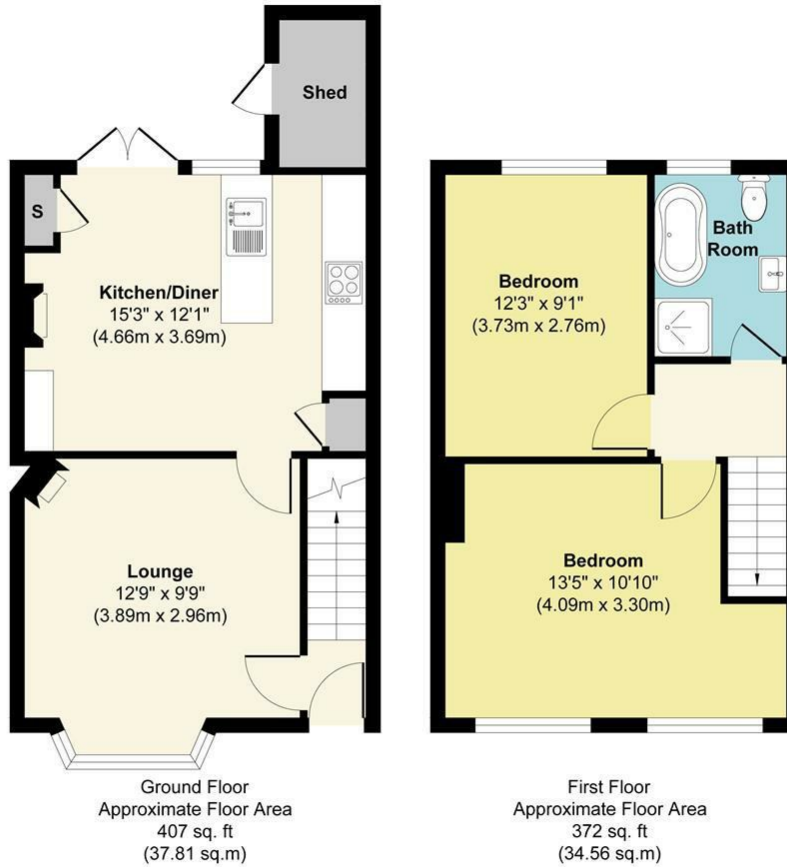
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KEY FEATURES

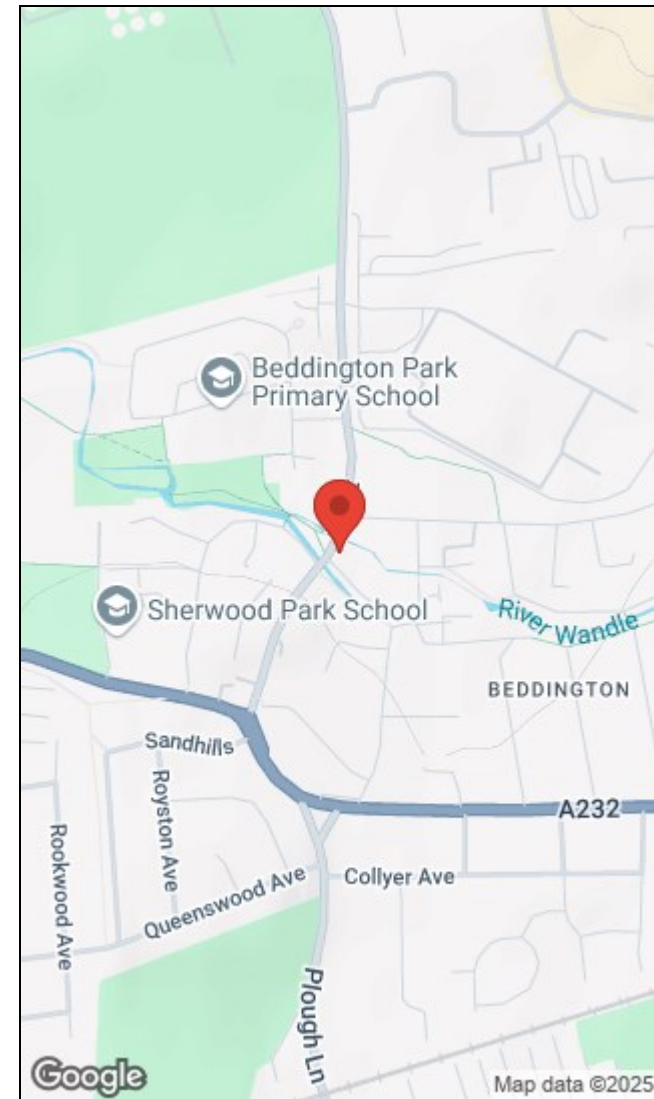
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM WITH BATH & SEPARATE SHOWER
- OPEN PLAN KITCHEN / DINING ROOM
 - SEPARATE LOUNGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
 - LOVELY REAR GARDEN
- POTENTIAL FOR LOFT CONVERSION & REAR EXTENSION (stpp)
- OPPOSITE ENTRANCE TO BEDDINGTON PARK







This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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