



HUNTERS®
HERE TO GET *you* THERE



Beddington Lane, Beddington

£510,000



Nestled in the desirable area of Beddington, this charming end-terrace house offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families or those seeking extra space. The house is well presented throughout, boasting contemporary decor that creates a welcoming atmosphere.

As you enter, you will be greeted by a spacious open-plan lounge and dining room, perfect for entertaining guests or enjoying family meals. The layout allows for an abundance of natural light, enhancing the overall warmth of the home.

Outside, the landscaped garden is a true highlight, providing a serene outdoor space for relaxation and recreation. Additionally, a delightful summerhouse awaits, offering versatile options for use as a home office, gym, or a cosy garden snug—ideal for unwinding after a long day.

Situated directly opposite Beddington Park, residents can enjoy the beauty of nature right at their doorstep, with ample opportunities for leisurely walks and outdoor activities. 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
carshalton@hunters.com | www.hunters.com

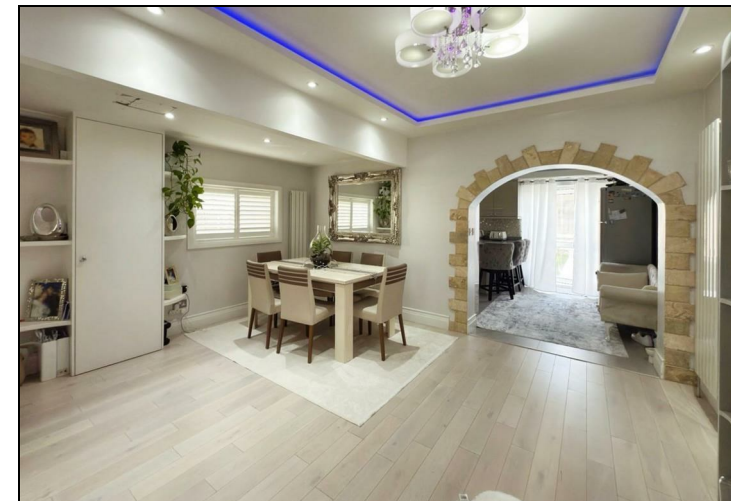
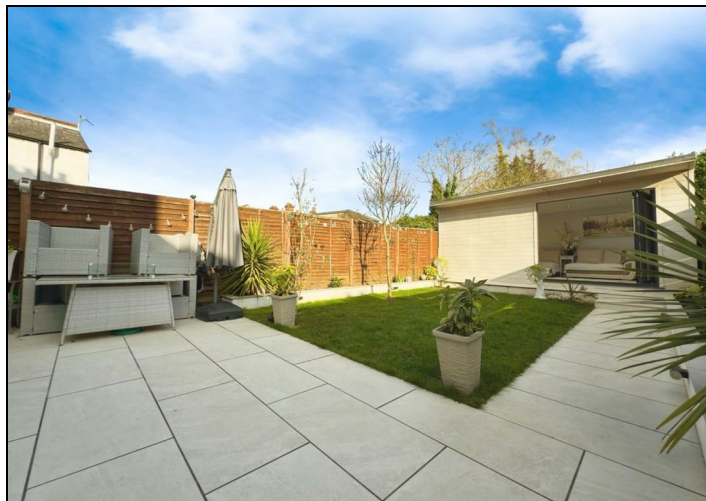
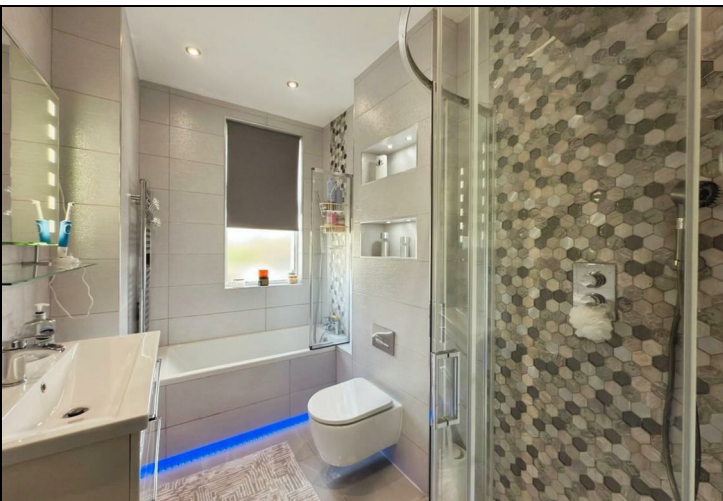


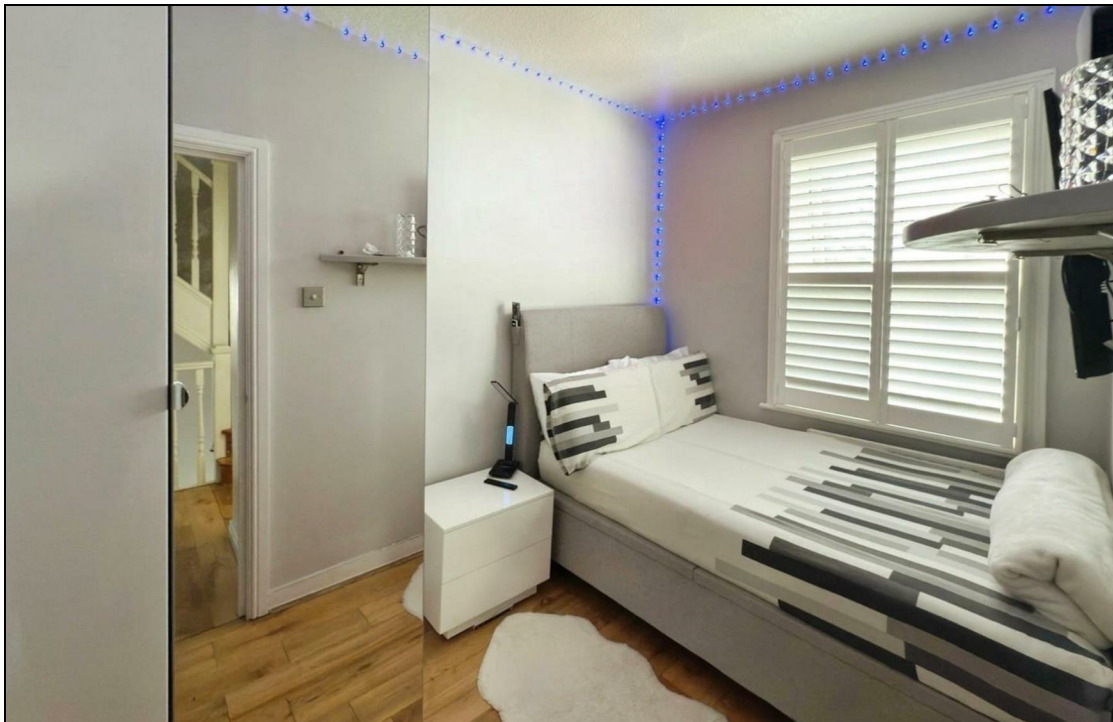
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KEY FEATURES

- MODERN DECOR THROUGHOUT
- UPSTAIRS BATHROOM WITH BATH & SEPARATE SHOWER
- LANDSCAPED REAR GARDEN
- REAR KITCHEN EXTENSION
- SUMMERHOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OPPOSITE ENTRANCE TO BEDDINGTON PARK





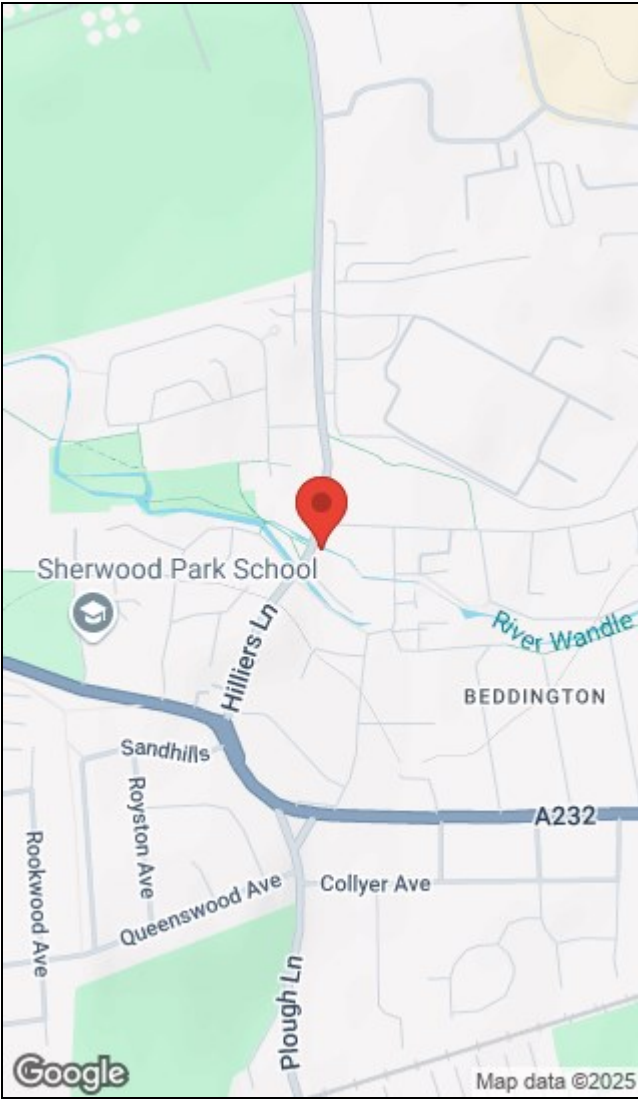
Beddington Lane, CRO



Approx. Gross Internal Floor Area 1275 sq. ft / 118.48 sq. m

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		
81					
59					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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