



HUNTERS[®]
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3 1 2 C

Beddington Lane, Beddington

£460,000



THREE DOUBLE BEDROOMS - Situated in Beddington Village, this well presented mid-terrace home offers a superb combination of comfort and contemporary living. Featuring three double bedrooms, it's perfect for families or anyone in need of ample space.

The home's layout is thoughtfully arranged to enhance everyday living, with a bright and spacious open-plan kitchen and dining area forming the social hub—ideal for hosting guests or enjoying family time. A separate lounge provides a warm and inviting space to unwind.

Upstairs, the top floor benefits from a conveniently located toilet next to the first bedroom, while a dedicated study area creates an ideal environment for remote work or quiet reading.

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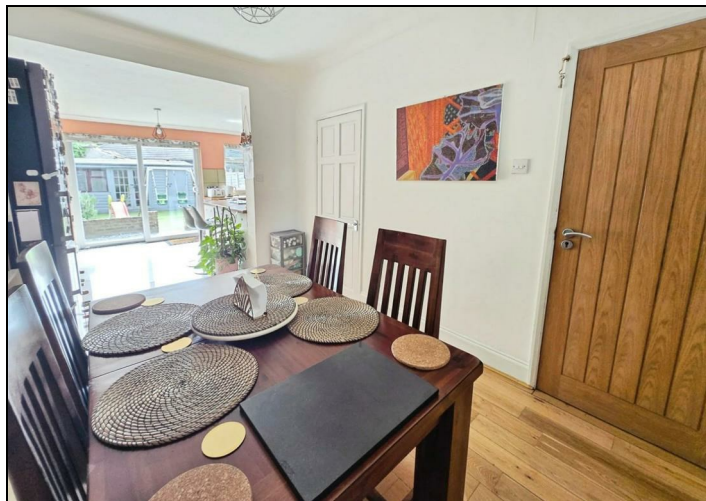


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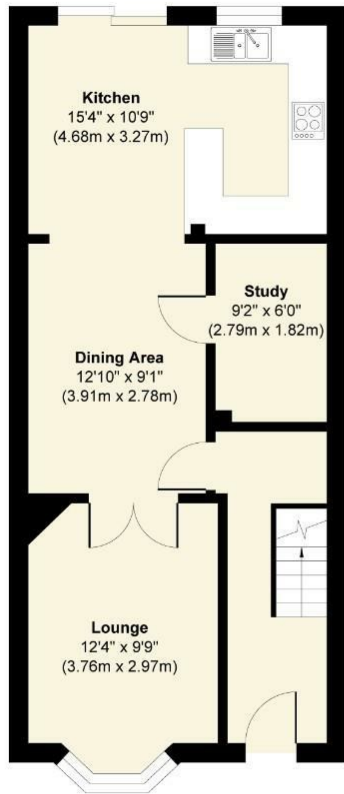


KEY FEATURES

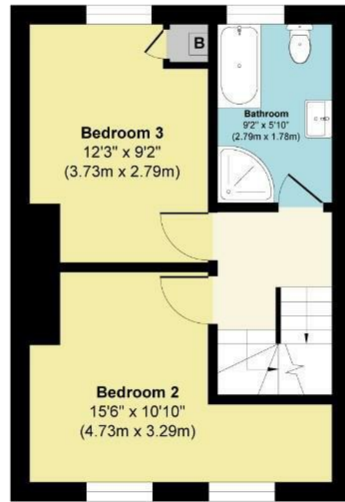
- 3 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- TWO TOILETS
- BATHROOM WITH SEPERATE SHOWER AND BATH
- GAS CENTRAL HEATING
- TRIPLE GLAZING TO FRONT / DOUBLE GLAZING TO REAR
- STUDY
- OPPOSITE BEDDINGTON PARK



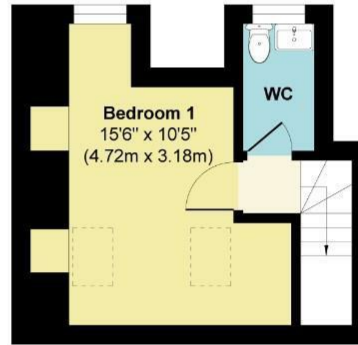




Ground Floor
Approximate Floor Area
573 sq. ft
(53.19 sq.m)



First Floor
Approximate Floor Area
365 sq. ft
(33.91 sq.m)

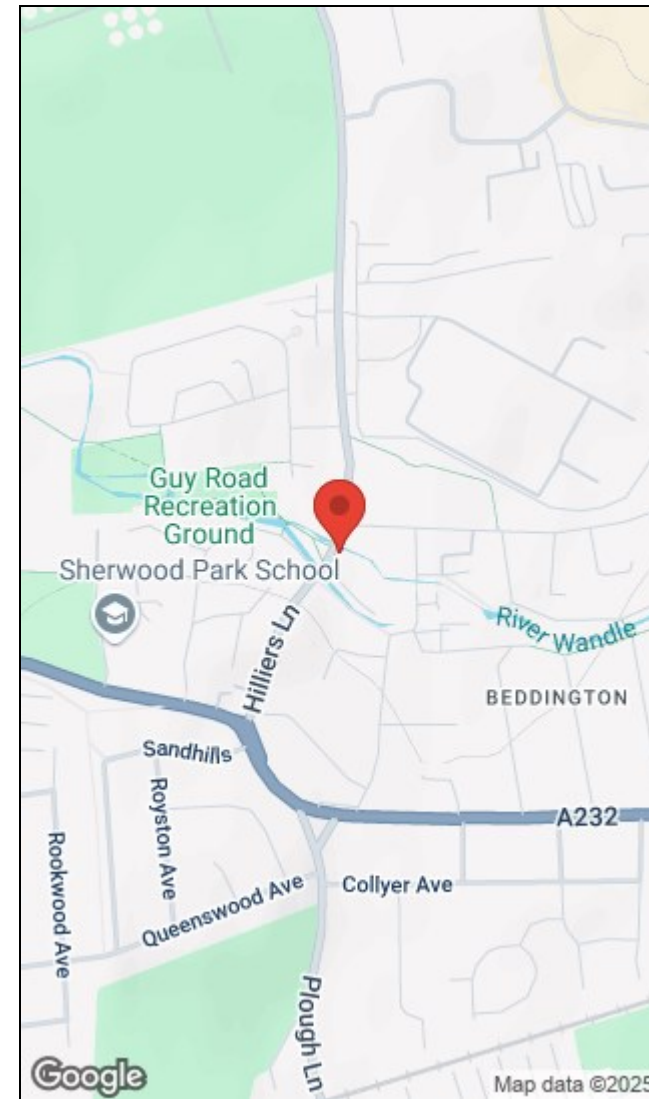


Second Floor
Approximate Floor Area
223 sq. ft
(20.74 sq.m)

Approx. Gross Internal Floor Area 1161 sq. ft / 107.84 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		
		84			
		69			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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