



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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 property boasts excellent transport links offering easy access into London - perfect for commuters! There is also non-permit parking available in nearby residential side roads, as well as a few spaces directly opposite the property! There are many shops nearby including an Asda, Sainsbury's, M&S and IKEA. In addition to this, you're just a stone's throw away from a range of leisure facilities such as Vue Cinema and Tenpin Bowling!

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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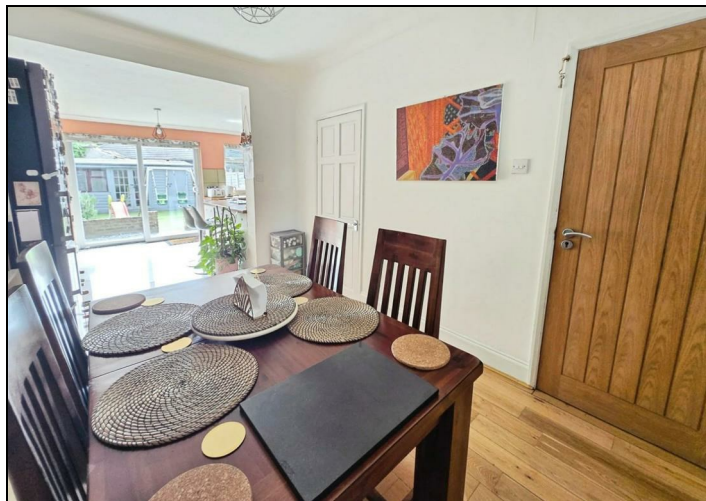
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## KEY FEATURES

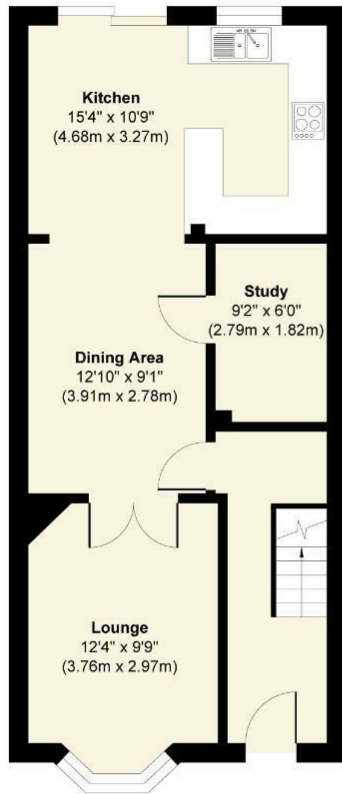
- 3 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- TWO TOILETS
- BATHROOM WITH SEPERATE SHOWER AND BATH
- GAS CENTRAL HEATING
- TRIPLE GLAZING TO FRONT / DOUBLE GLAZING TO REAR
- STUDY
- OPPOSITE BEDDINGTON PARK
- JUST 1 MILE FROM VALLEY RETAIL PARK, OFFERING A WIDE RANGE OF SHOPS
- LOCATED IN THE CATCHMENT AREA FOR SEVERAL 'OUTSTANDING' SCHOOLS



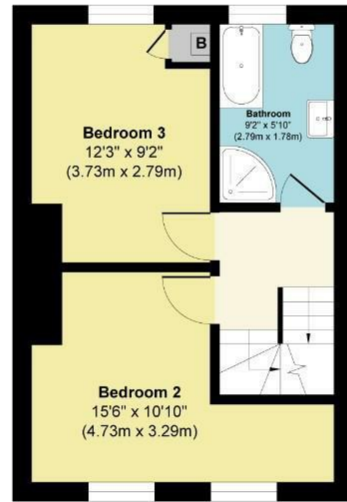




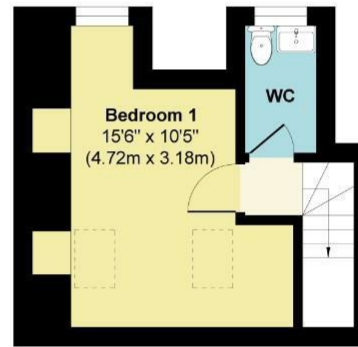




Ground Floor  
Approximate Floor Area  
573 sq. ft  
(53.19 sq.m)



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

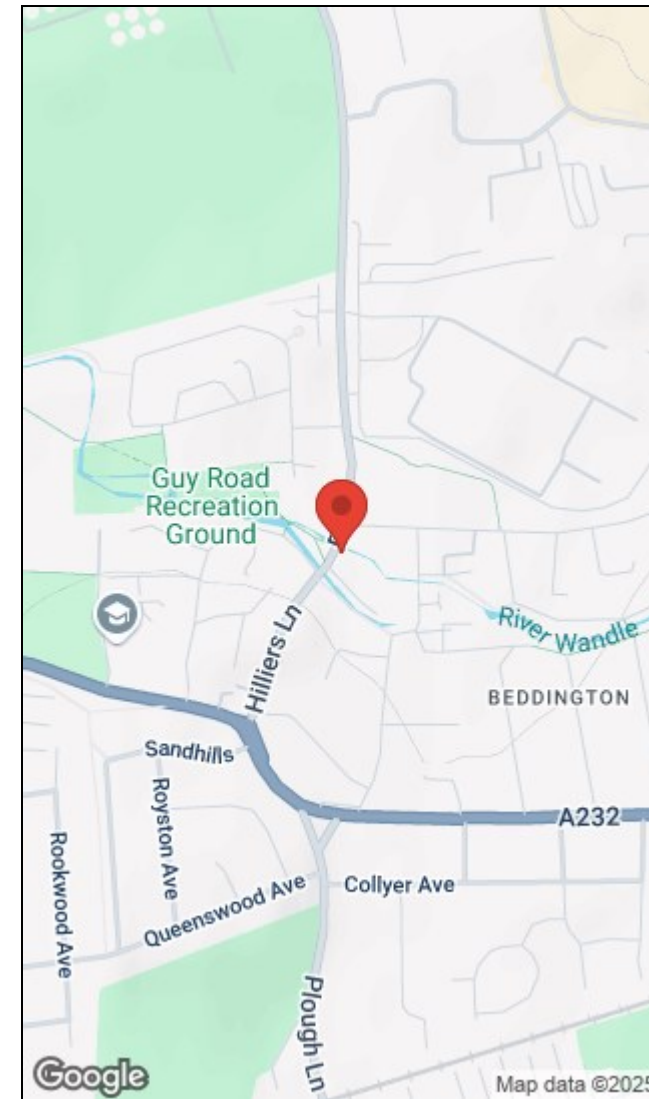


Second Floor  
Approximate Floor Area  
223 sq. ft  
(20.74 sq.m)

**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.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>84</b>			
		<b>69</b>			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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