



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



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# Bridle Path, Beddington

£375,000



Hunters are delighted to present this charming two-bedroom detached house, tucked away on the leafy Bridle Path in Beddington.

Offering an exciting opportunity for first-time buyers or those looking for a project, this unique home is competitively priced and ready for someone to add their own style and create something truly special.

The property features two well-proportioned bedrooms, upstairs bathroom, and the added convenience of a downstairs WC. The bright open-plan living space provides a fantastic setting for both everyday living and entertaining, with bi-fold doors opening onto the garden to create a seamless indoor-outdoor lifestyle.

Surrounded by greenery and just moments from the beautiful Beddington Park, the property enjoys a peaceful setting while remaining exceptionally well connected. Local bus routes are within easy reach, with Waddon railway station approximately 0.7 miles away and Wandle Park Tram Stop around 1.2 miles from the property, offering excellent transport links into Central London and the surrounding areas. Valley Retail Park is just a short drive away, providing a wide selection of popular shops and restaurants.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- STORAGE SHED WITH POWER
  - DETACHED
- 2 GOOD SIZED BEDROOMS
- POTENTIAL FOR EXTENSION (STPP)
  - DOUBLE GLAZING
  - ELECTRIC HEATING



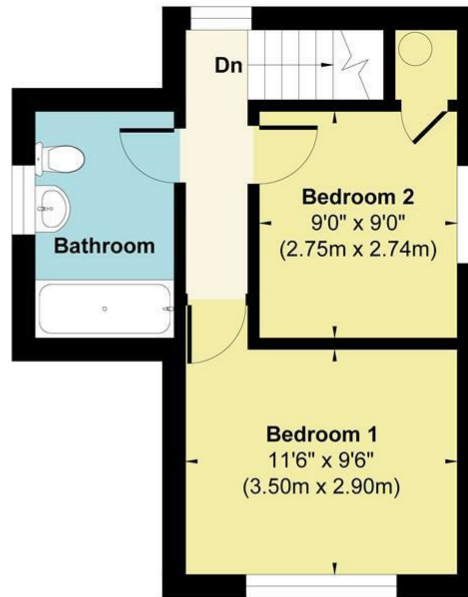








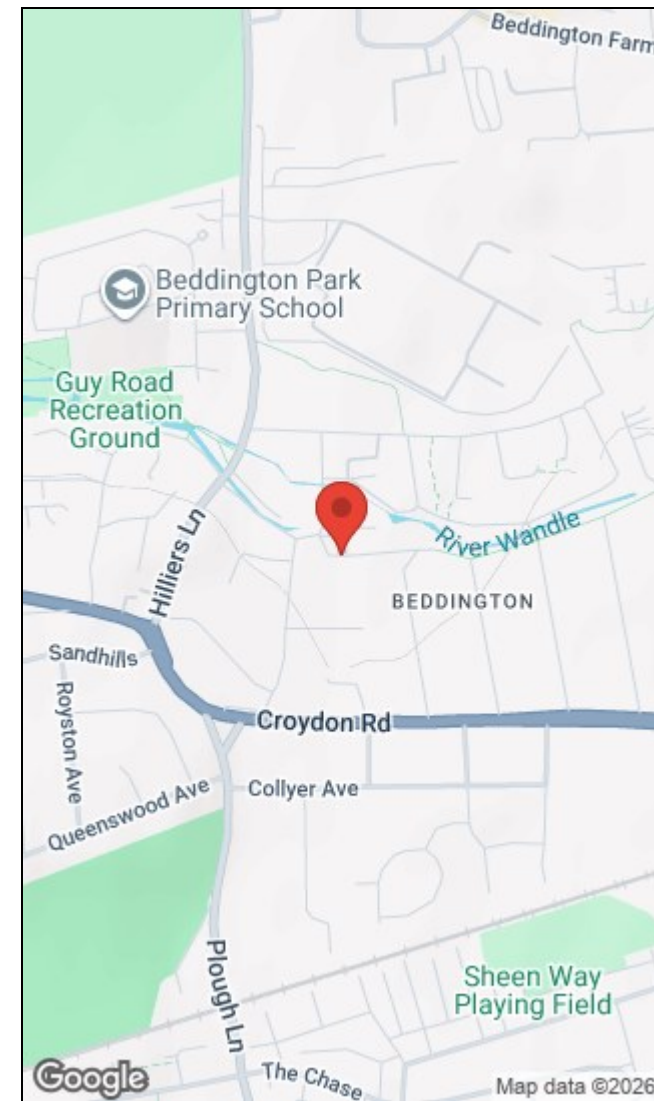
**Ground Floor**  
Approximate Floor Area  
326 sq.ft  
(30.24 sq.m)



**First Floor**  
Approximate Floor Area  
326 sq.ft  
(30.24 sq.m)

**Approx. Gross Internal Floor Area 652 sq. ft / 60.48 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                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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

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