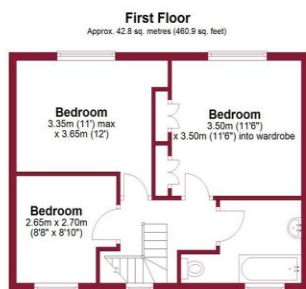
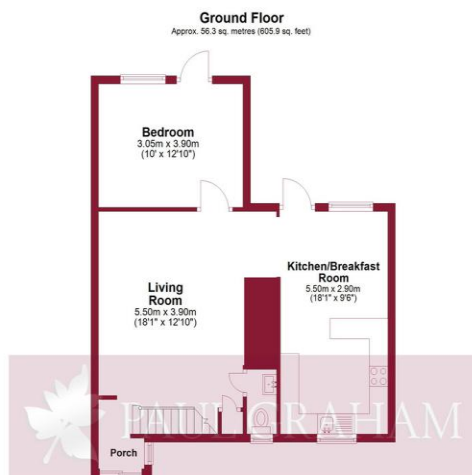




173 Richmond Road, Beddington, Surrey, CR0 4SL | **£489,950 Freehold**

Offered with no onward chain, this extended family home has been updated by the current owners offers spacious and versatile accommodation. The property benefits from plenty of off street parking and a rear garden which ideal for entertaining. Inside, the home features an open lounge area, three/four good sized bedrooms, and a recently refitted kitchen and bathroom. Conveniently located close to local shops, transport links, and well regarded schools, making it an ideal family home.



Total area: approx. 99.1 sq. metres (1066.9 sq. feet)  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.  
 Plan produced using PlanUp.

**ENTRANCE HALL**

**LOUNGE** 18' 1" x 12' 10" (5.51m x 3.91m)

**KITCHEN/DINER** 18' 1" x 9' 6" (5.51m x 2.9m)

**BEDROOM 4/RECEPTION** 12' 10" x 10' (3.91m x 3.05m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 12' x 11' (3.66m x 3.35m)

**BEDROOM 2** 11' 6" x 11' 6" (3.51m x 3.51m)

**BEDROOM 3** 8' 10" x 8' 8" (2.69m x 2.64m)

**BATHROOM**

**REAR GARDEN**

**AMPLE OFF STREET PARKING**

**NO CHAIN**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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