



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



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# Chiswick Close, Beddington

£210,000

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Hunters are delighted to offer this beautifully presented first-floor flat located within easy reach of Waddon Station, Waddon Marsh tramlink and several bus routes. Purley Way offers extensive shopping outlets.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features one spacious bedroom, ensuring a peaceful retreat at the end of the day. The bathroom has been thoughtfully re-fitted, showcasing contemporary fixtures and finishes that enhance the overall appeal of the property.

The kitchen has also been re-fitted, offering a stylish and functional space for culinary enthusiasts. With its modern design and ample storage, it is sure to meet all your cooking needs.

For those who require parking, arrangements can be made with the block management to provide an allocated space. The property benefits from a long lease, giving you peace of mind for years to come. The seller is keen to facilitate a quick sale, allowing you to move in without delay. This flat presents a wonderful opportunity to own a delightful home in a desirable location. Do not miss the chance to make this lovely flat your own.

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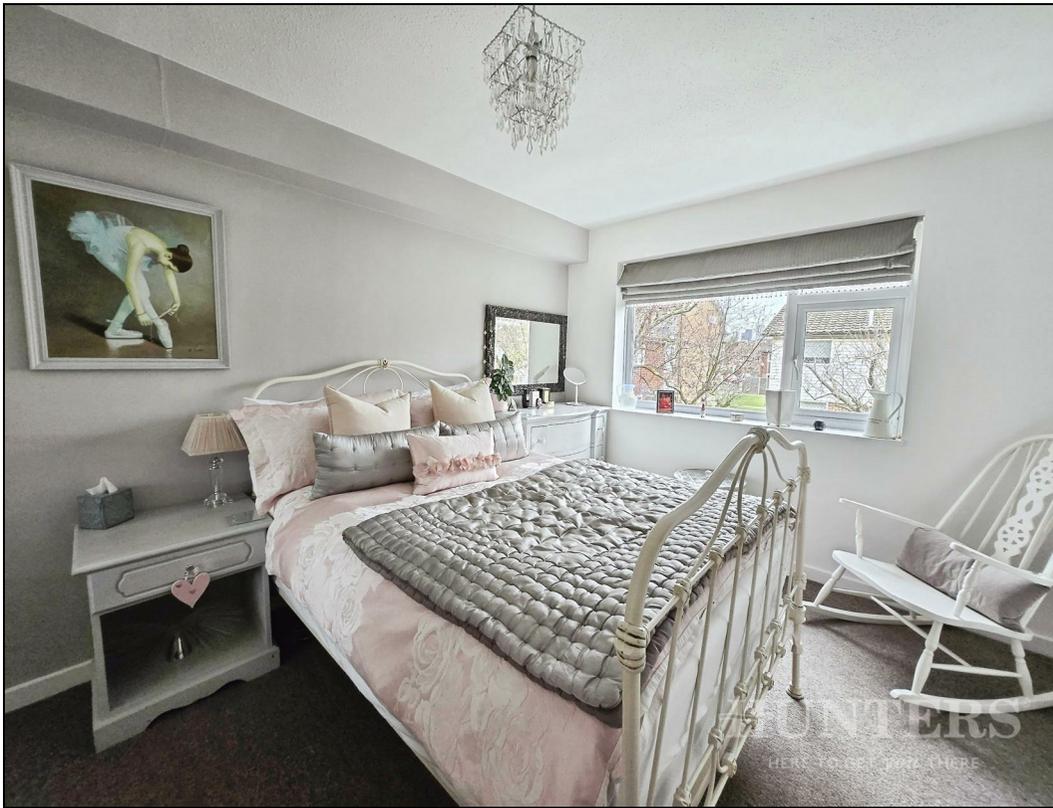


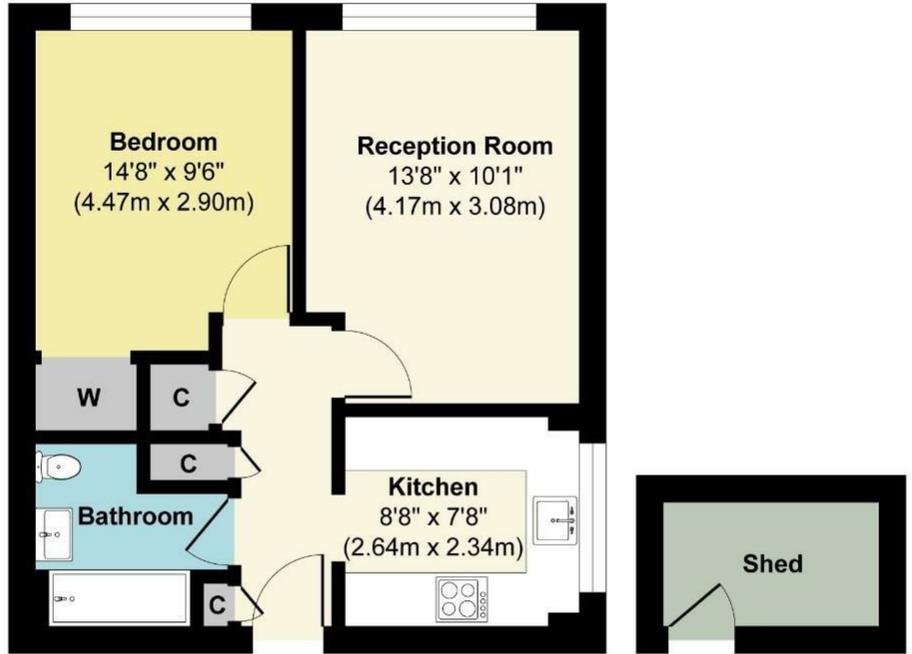


## KEY FEATURES

- LONG LEASE
- ZERO GROUND RENT
- DOUBLE GLAZING
- PARKING AVAILABLE
- OUTSIDE SECURE STORAGE SHED
- CLOSE TO TRANSPORT LINKS
- BUILT IN WARDROBE & CUPBOARDS
- NO ONWARD CHAIN



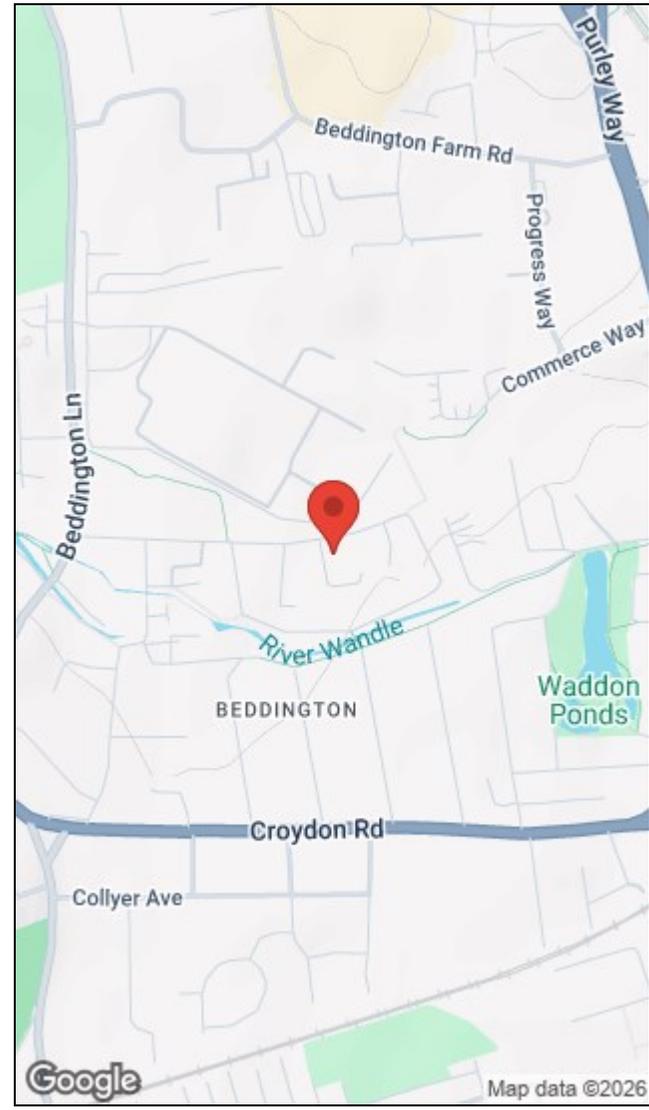




First Floor  
 Approximate Floor Area  
 439 sq. ft  
 (40.82 sq.m)

**Approx. Gross Internal Floor Area 439 sq. ft / 40.82 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](http://designimperial.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
		72	
		78	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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