

143 Croydon Road, Beddington, Surrey, CR0 4QJ  
£650,000 Freehold

 PAUL GRAHAM



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Stunning three/four bedroom semi-detached Family Home with self-contained Annexe and guest house complete with kitchenette and shower room. Situated in Beddington close to bus and rail links, this beautifully presented three - bedroom semi-detached home offers exceptional family living space, a versatile self-contained annexe, and access to some of the area's most highly regarded schools.

The property which is ideal for large families, is situated in the London Borough of Sutton boundaries and is within easy reach of a selection of excellent schools including Highview and Beddington infants, along with highly regarded grammar schools, including Wallington County Grammar and Wilsons.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE** 13' 11" x 11' 10" (4.24m x 3.61m)

**OPEN PLAN KITCHEN/DINING ROOM** 21' 6" x 15' 5 max" (6.55m x 4.7m)

**UTILITY ROOM**

**SHOWER ROOM/WC**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM 1** 14' 7 into bay" x 11' 2" (4.44m x 3.4m)

**BEDROOM 2** 11' 6" x 10' 11" (3.51m x 3.33m)

**BEDROOM 3** 10' 2" x 7' 5" (3.1m x 2.26m)

**BATHROOM**

**ANNEXE**

**ANNEXE ROOM/KITCHEN** 18' 3" x 7' 5" (5.56m x 2.26m)

**BEDROOM** 9' 4" x 8' 10" (2.84m x 2.69m)

**SHOWER ROOM**

**GUEST HOUSE**

**LIVING/BEDROOM** 18' 11" x 10' 0" (5.77m x 3.05m)

**KITCHEN** 7' 5" x 5' 9" (2.26m x 1.75m)

**SHOWER ROOM**

**SOUTHERLY ASPECT GARDEN**

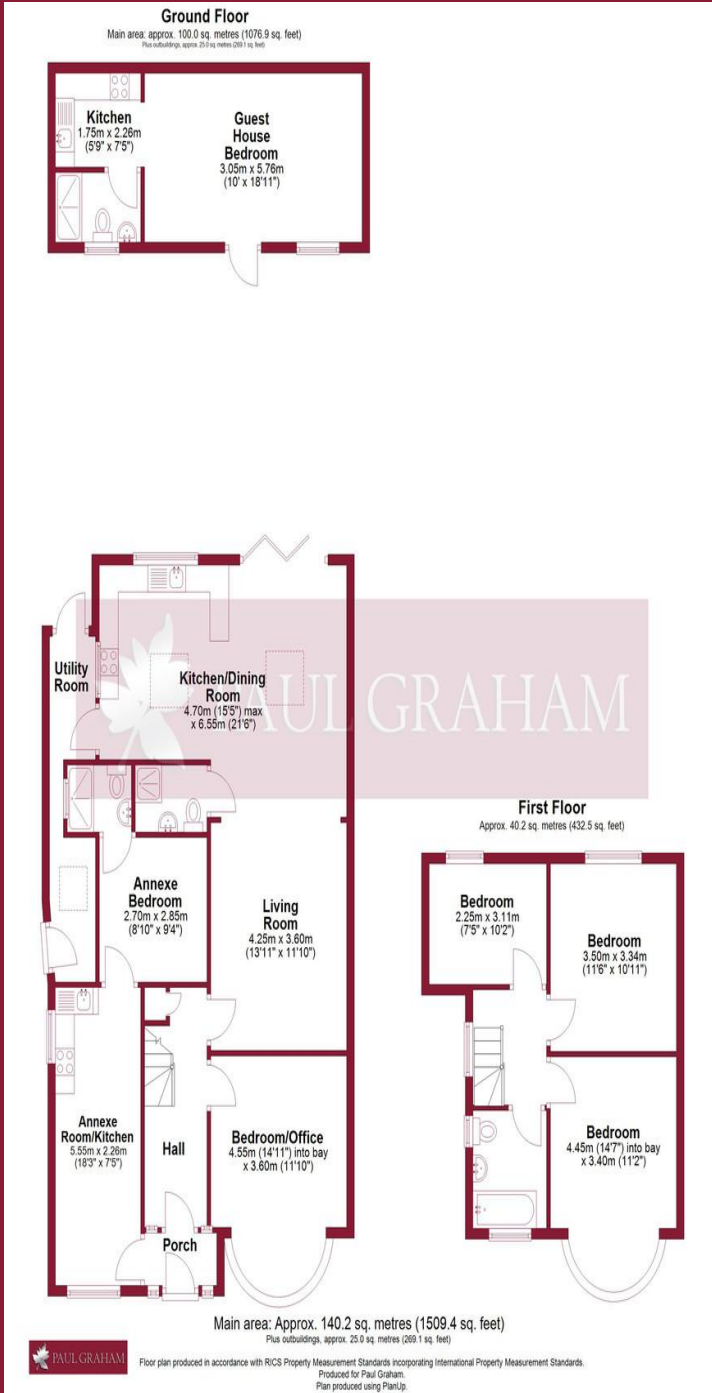
**DRIVEWAY PARKING**



# PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)

# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk