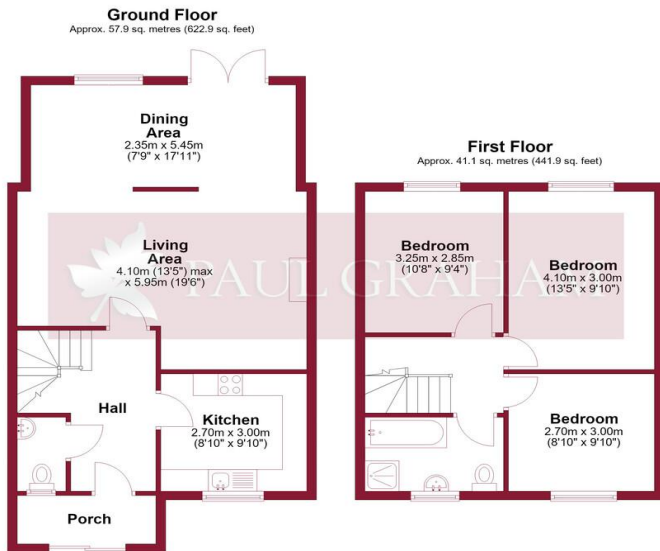




11 Mortlake Close, Beddington, Surrey, CR0 4SW | £450,000 Freehold

This well presented three double bedroom end of terrace family home is conveniently situated near good schools and Beddington Park, making it ideal for families. The property has been thoughtfully extended on the ground floor, creating a generous and versatile living space, and while it has been well maintained, it still offers the new owners the opportunity to create their own ideal home.



Total area: approx. 98.9 sq. metres (1064.8 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 PORCH

ENTRANCE HALL

LIVING ROOM 19' 6" x 13' 5 max" (5.94m x 4.09m)

DINING ROOM 17' 11" x 7' 9" (5.46m x 2.36m)

KITCHEN 9' 10" x 8' 10" (3m x 2.69m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 5" x 9' 10" (4.09m x 3m)

BEDROOM 2 10' 8" x 9' 4" (3.25m x 2.84m)

BEDROOM 3 9' 10" x 8' 10" (3m x 2.69m)

BATHROOM

LOW MAINTENANCE GARDEN

DRIVEWAY PARKING



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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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