



**HUNTERS®**  
HERE TO GET *you* THERE



# Richmond Green, Beddington

£465,000



Hunters are delighted to offer this well-kept, end-terrace house, spanning an impressive 966 square feet. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three double bedrooms, there is ample space for families or those seeking a home office.

The property features a re-fitted kitchen and bathroom, ensuring that daily routines are both practical and pleasant. Throughout the house, you will find it has been well presented, showcasing a warm and welcoming atmosphere that is ready for you to move in and make your own.

Conveniently located near Waddon train station, commuting to central London and beyond is a breeze, making this property an excellent choice for professionals and families alike.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | [www.hunters.com](http://www.hunters.com)

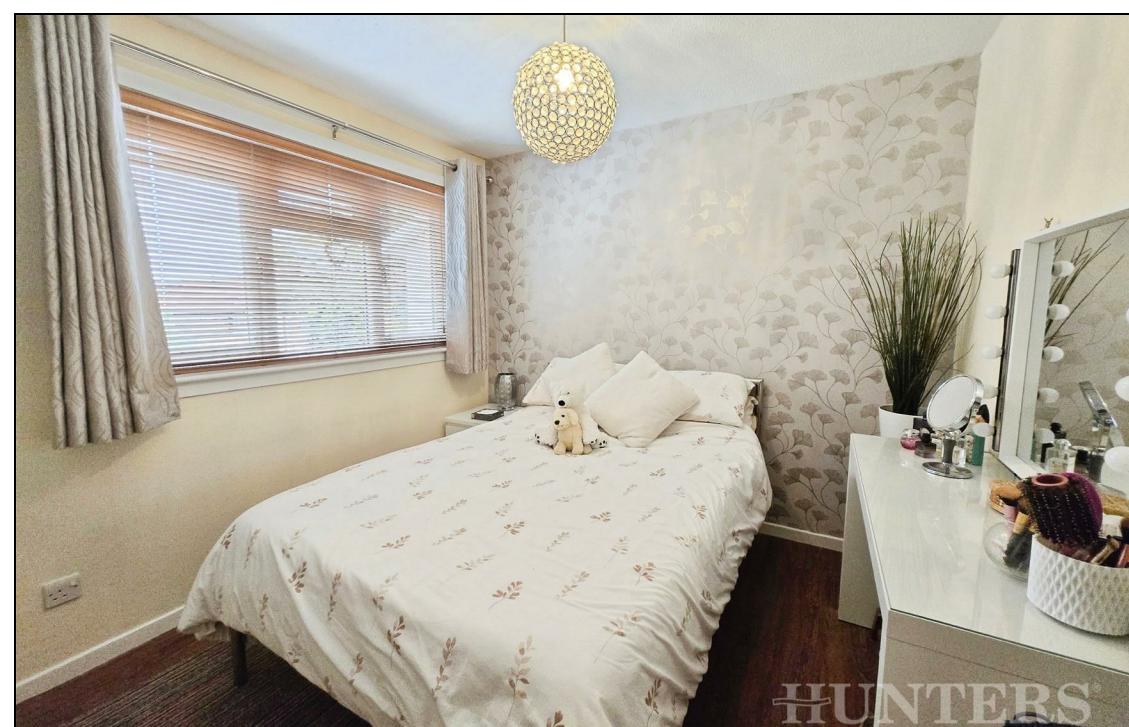
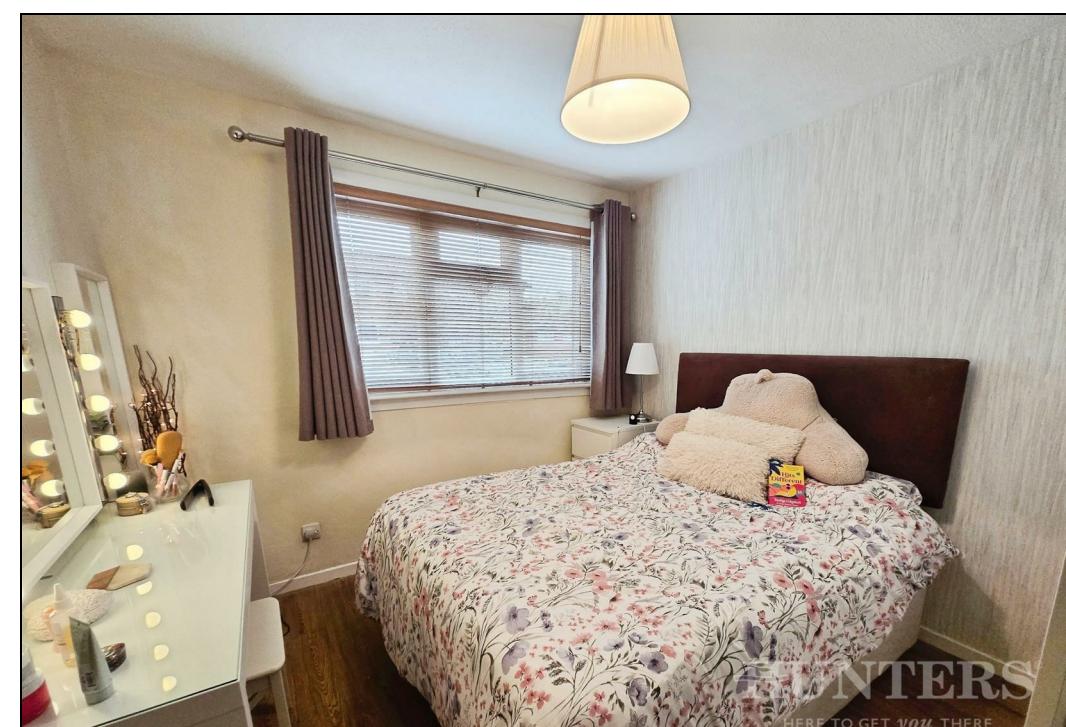
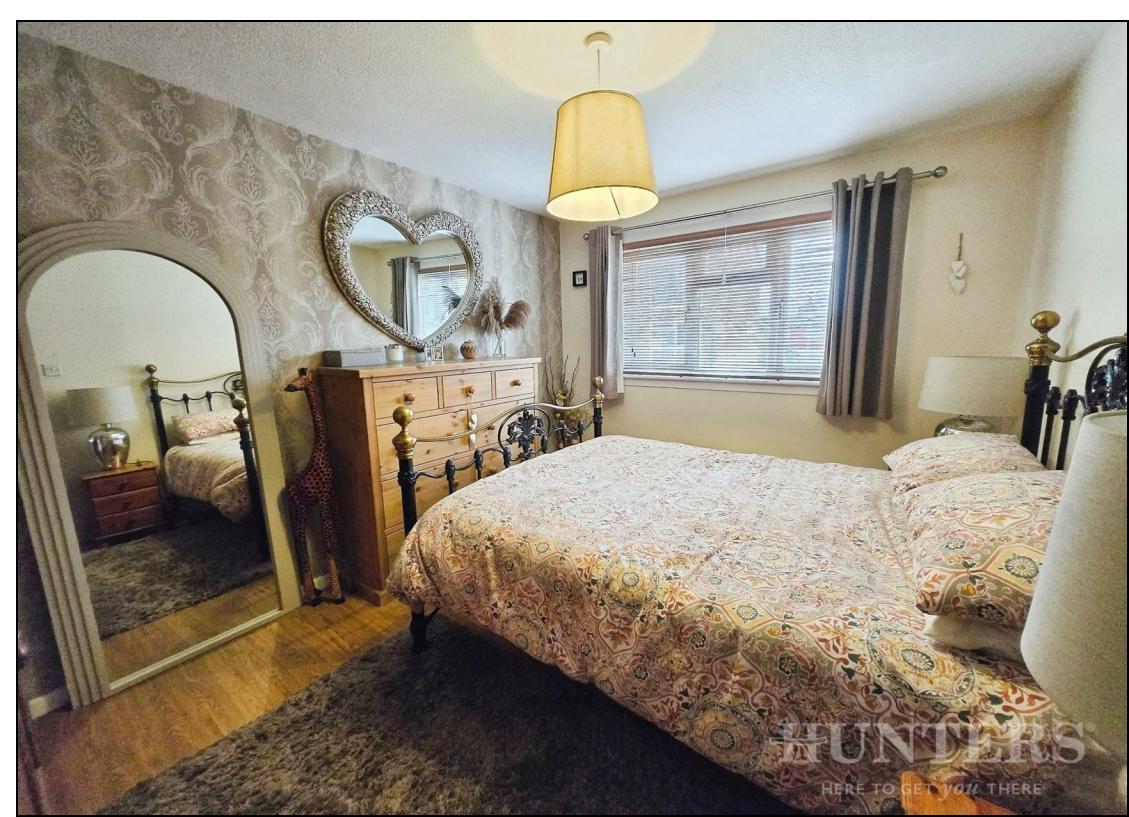
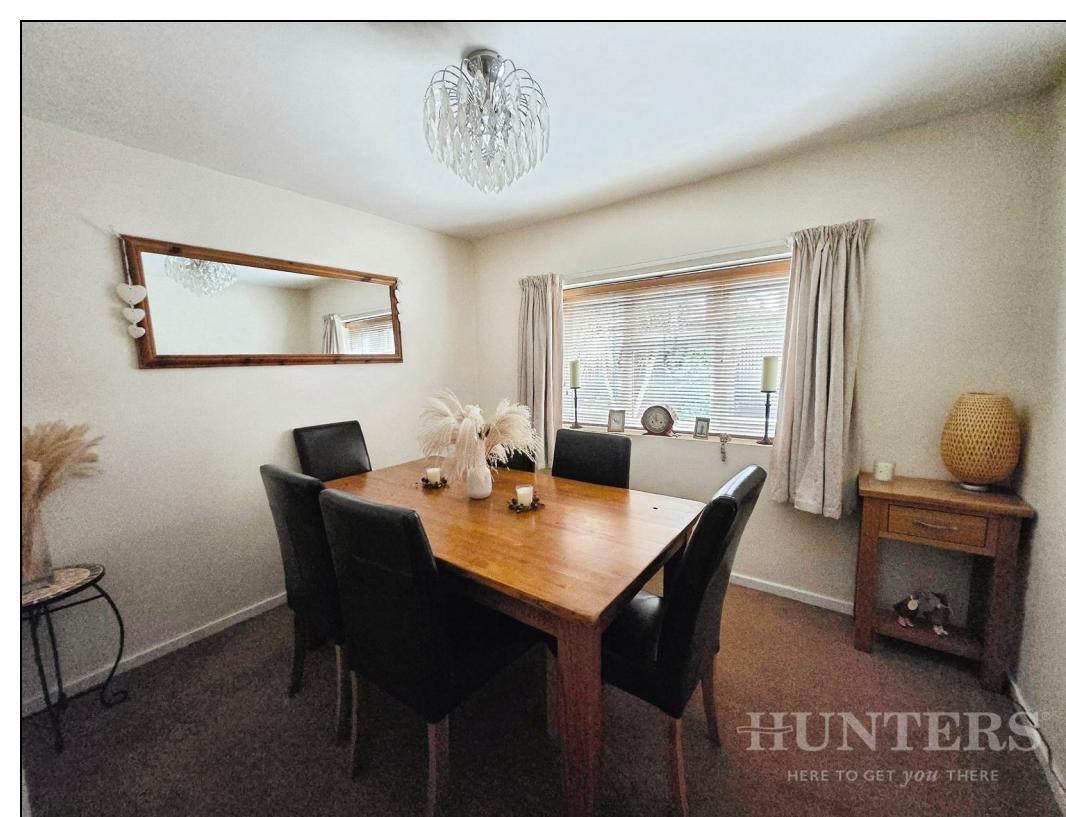


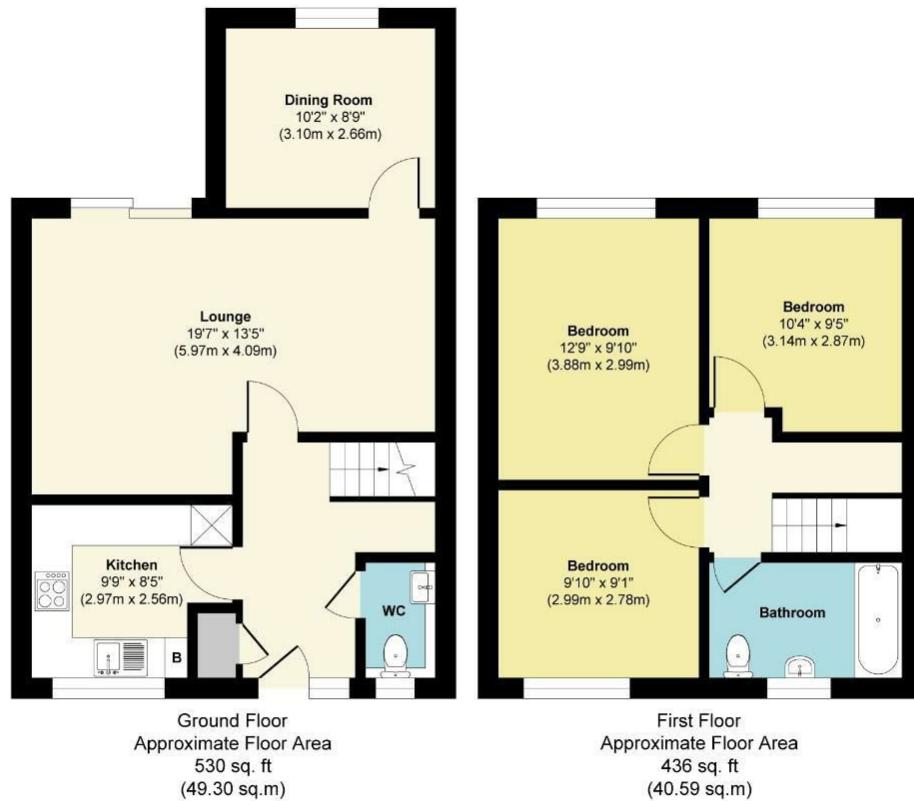
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## KEY FEATURES

- THREE DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- DOWNSTAIRS WC
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY FOR 2 CARS
- REAR ACCESS GATE
- EASY TO MAINTAIN GARDEN



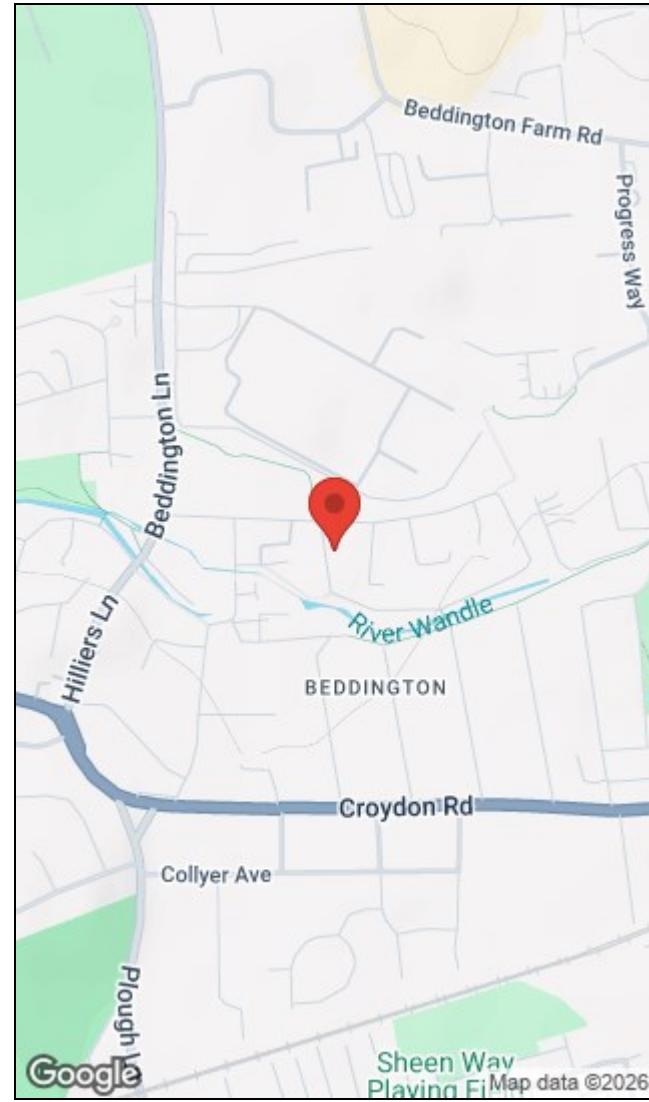




**Approx. Gross Internal Floor Area 966 sq. ft / 89.89 sq. m**

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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	76	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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