

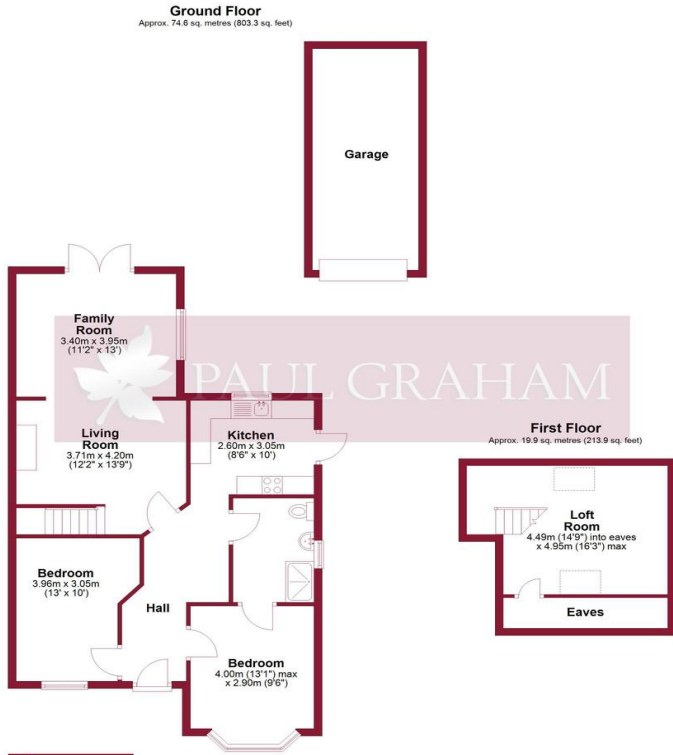


PAUL GRAHAM



242 Croydon Road, Beddington, Surrey, CR0 4PH | **£450,000 Freehold**

Conveniently positioned for local bus routes and shopping this semi detached bungalow, which does require some updating boasts two reception rooms, a fitted kitchen, three bedrooms and a shower room. The front provides off street parking and a shared driveway leads to a detached garage.



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)
 Floor plan produced in accordance with RICS Property Measurement Standards, incorporating International Property Measurement Standards. Produced for Paul Graham.
 Plan produced using PlanIt.

ENTRANCE HALL

FAMILY ROOM 13' 0" x 11' 2" (3.96m x 3.4m)

LOUNGE 13' 9" x 12' 2" (4.19m x 3.71m)

KITCHEN 10' 0" x 8' 6" (3.05m x 2.59m)

BEDROOM 1 13' 1 max" x 9' 6" (3.99m x 2.9m)

BEDROOM 2 13' 0" x 10' 0" (3.96m x 3.05m)

SHOWER ROOM

BEDROOM 3/LOFT ROOM 16' 3" x 14' 9 max" (4.95m x 4.5m)

DRIVEWAY PARKING

SHARED DRIVEWAY TO GARAGE

GOOD SIZE REAR GARDEN



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		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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