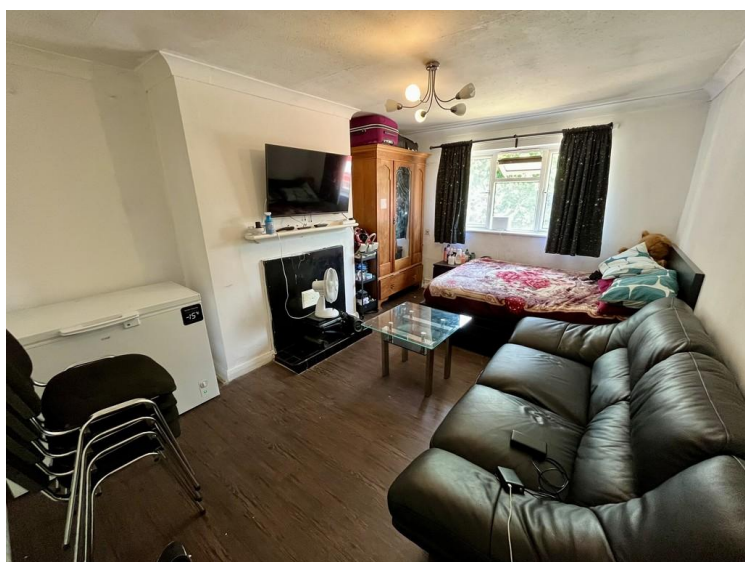




Flat 7 Old Ford House, Hilliers Lane, Beddington, CR0 4SU | Guide Price £200,000 Leasehold

Paul Graham are pleased to market this spacious 1 bedroom first floor purpose built flat. Situated on Hilliers Lane close to the historic Beddington Park and transportation. Benefiting from a 14 ft Reception room, separate kitchen and a 14 ft bedroom. This property is ideal for first-time buyers or investors, offering excellent potential as it requires some updating, allowing the new owner to add value and personalise the home to their own taste. Viewing is recommended on this no chain property.

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 14' 11" x 10' 11" (4.55m x 3.33m)

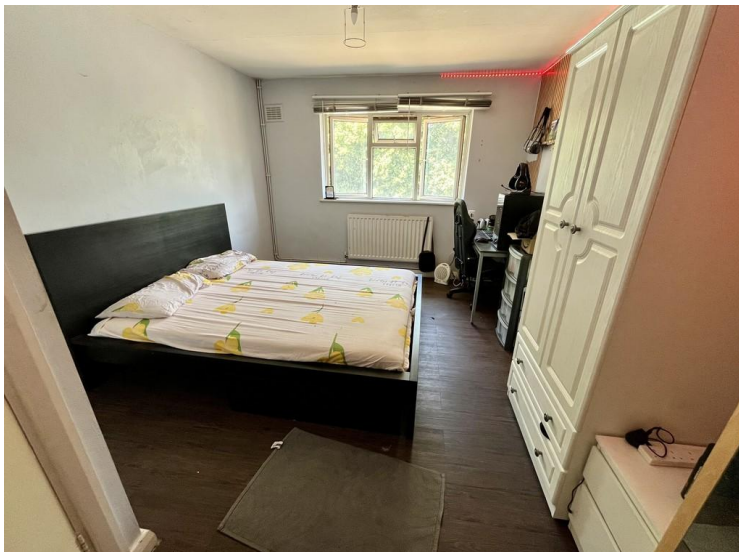
KITCHEN 10' 11" x 8' 11" (3.33m x 2.72m)

BEDROOM 1 14' 1" x 10' 6" (4.29m x 3.2m)

BATHROOM 6' 6" x 5' 8" (1.98m x 1.73m)

120 YEAR LEASE

NO CHAIN



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		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

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