

91 Beddington Gardens, Carshalton, SM5 3HL
£775,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Located within the highly regarded Beddington Gardens area of Carshalton, this spacious and well presented semi detached home offers generous and flexible accommodation ideal for modern family living. The ground floor features a bright front reception room with an attractive bay window, a separate dining room opening into the conservatory, and a modern kitchen dining area perfect for everyday living and entertaining. A ground floor room currently used as a bedroom provides excellent versatility and could also serve as an additional reception room, home office, or playroom, with the added convenience of a nearby shower room making it particularly suitable for guests or multigenerational living. To the first floor are four well proportioned bedrooms alongside a modern family bathroom, providing ample accommodation for growing families. Externally, the property enjoys a lovely rear garden offering a peaceful outdoor space ideal for relaxing, entertaining, or family use. To the front, a private driveway provides convenient off street parking. The property also offers excellent scope for further extension subject to the usual planning permissions.



ROOMS

PORCH

ENTRANCE HALL

SITTING ROOM 14' 0" x 12' 11" (4.27m x 3.94m)

DINING ROOM 13' 0" x 11' 6" (3.96m x 3.51m)

CONSERVATORY 11' 11" x 8' 0" (3.63m x 2.44m)

KITCHEN 18' 2" x 9' 8" (5.54m x 2.95m)

STUDY/BEDROOM 14' 2" x 7' 5" (4.32m x 2.26m)

BATHROOM

BEDROOM 1 14' 6" x 12' 1" (4.42m x 3.68m)

BEDROOM 2 13' 0" x 12' 1" (3.96m x 3.68m)

BEDROOM 3 13' 7" x 7' 5" (4.14m x 2.26m)

BEDROOM 4 8' 7" x 7' 0" (2.62m x 2.13m)

BATHROOM

GARDEN 151' 2" x 34' 9" (46.08m x 10.59m)

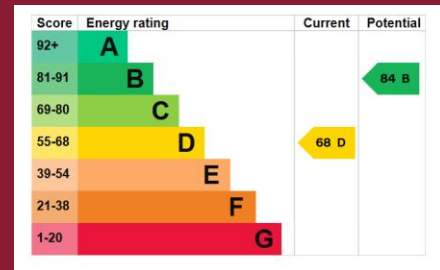
OFF ROAD PARKING



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FLOOR PLAN



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.

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