

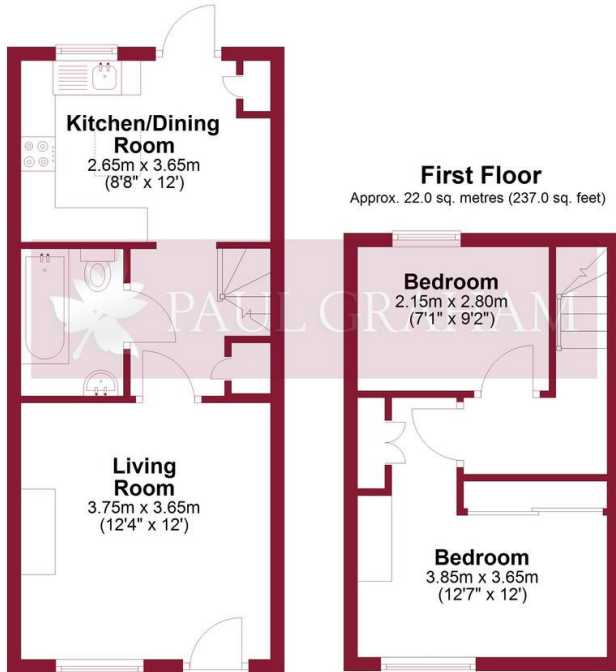


13 Beddington Lane, Beddington, Surrey, CR0 4TG | **Guide Price £335,000 Freehold**

Paul Graham are pleased to market this very well presented period cottage. The current owners have fully renovated the property since they brought the property from us. The property located on Beddington Lane with easy access Beddington Park and a range of reputable schools including Carew Manor and Beddington Park Primary School. Transport links via bus, tram and train provide access into London. Outside there is a small front garden and a good sized rear garden. Viewing advised on this no chain property.

Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 54.0 sq. metres (580.8 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.



RECEPTION ROOM 12' 2" x 11' 10" (3.71m x 3.61m)

BATHROOM 6' 11" x 4' 9" (2.11m x 1.45m)

KITCHEN 11' 9" x 8' 10" (3.58m x 2.69m)

1ST FLOOR

BEDROOM 1 12' 4" x 11' 11" max (3.76m x 3.63m)

BEDROOM 2 9' 1" x 7' 1" (2.77m x 2.16m)

FRONT & REAR GARDEN

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

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