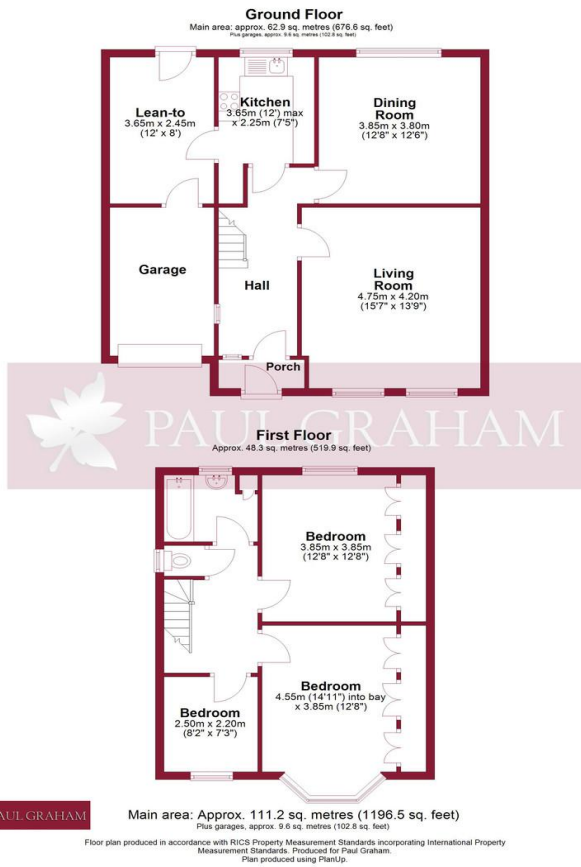




58 Beddington Gardens, Wallington, Surrey, SM6 0HW | **£675,000 Freehold**

A spacious three-bedroom semi-detached family home, ideally situated on a popular residential road close to the town centre and a wide range of local amenities. Offering generous and well-proportioned accommodation throughout, the property offers further potential for updating and extension, subject to the usual planning consents making it ideal for growing families.



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 15' 7" x 13' 9" (4.75m x 4.19m)

DINING ROOM 12' 8" x 12' 6" (3.86m x 3.81m)

KITCHEN 12 max x 7' 5" (3.66m x 2.26m)

LEAN TO 12' x 8' (3.66m x 2.44m)

STAIRS TO THE FIRST FLOOR

BEDROOM 11' 4" 11 into bay" x 12' 8" (4.55m x 3.86m)

BEDROOM 2 12' 8" x 12' 8" (3.86m x 3.86m)

BEDROOM 3 8' 2" x 7' 3" (2.49m x 2.21m)

BATHROOM

LARGE REAR GARDEN

FRONT GARDEN

DRIVEWAY

GARAGE

NO ONWARD 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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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