



3 Riverside Mews, Bridle Path, Beddington, Surrey, CR0 4AQ | **£375,000 Freehold**

An ideal first time buy, this modern two bedroom end of terrace house is located in a quiet residential mews, close to local shops, transport links and other amenities and within easy reach of Beddington Park. An early viewing is advised.

ENTRANCE HALL

LOUNGE/DINER 17' 5" x 15' 1 max" (5.31m x 4.6m)

KITCHEN 10' 4" x 6' 11" (3.15m x 2.11m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 15' 1" x 8' 4" (4.6m x 2.54m)

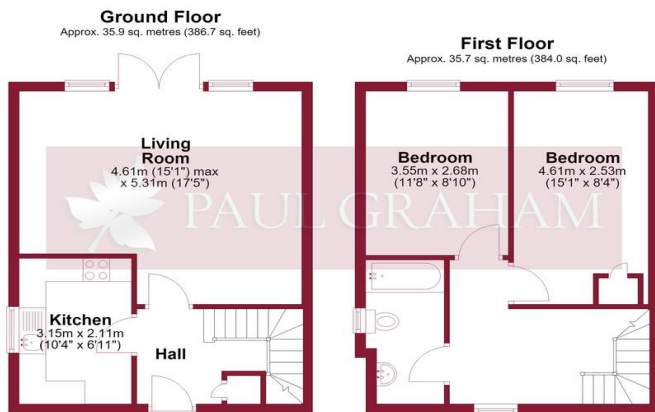
BEDROOM 2 11' 8" x 8' 10" (3.56m x 2.69m)

BATHROOM

REAR GARDEN WRAPS AROUND TWO SIDES

ALLOCATED PARKING

MEWS DEVELOPMENT



Total area: approx. 71.6 sq. metres (770.7 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.



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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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