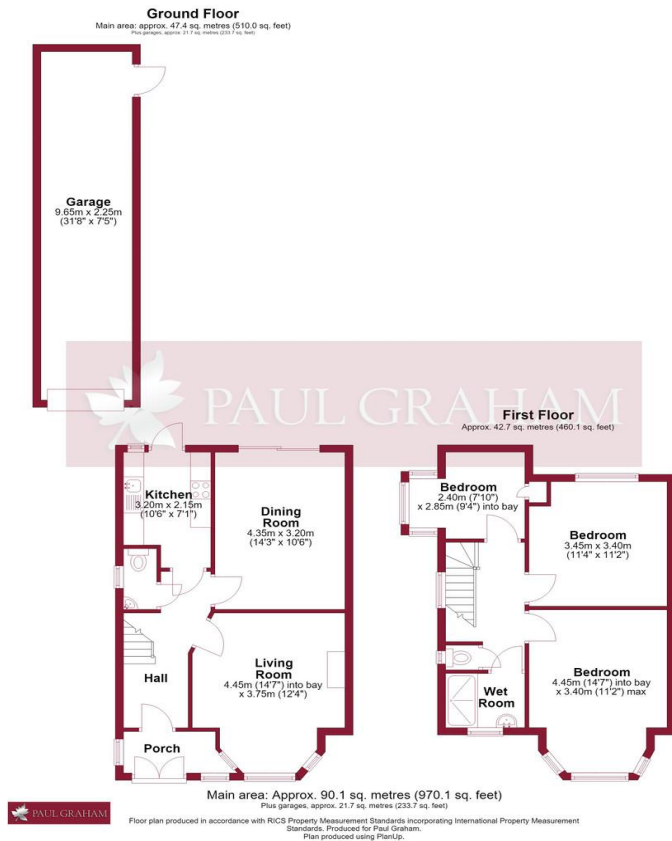




80 Collyer Avenue, Beddington, Surrey, CR0 4QW | **£500,000 Freehold**

Offered for sale with no chain, this semi detached family house is located on a popular road close to local shops and transport links. The property, which does require updating, gives the new owner the opportunity to make their own mark to create their ideal family home. Being situated within close proximity to a number of excellent schools, this property would make an excellent family home.



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 14' 7 into bay" x 12' 4" (4.44m x 3.76m)

DINING ROOM 14' 3" x 10' 6" (4.34m x 3.2m)

KITCHEN 10' 6" x 7' 1" (3.2m x 2.16m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 11' 7 into bay" x 11' 2" (4.44m x 3.4m)

BEDROOM 2 11' 4" x 11' 2" (3.45m x 3.4m)

BEDROOM 3 9' 4 into bay" x 7' 10" (2.84m x 2.39m)

SHOWER ROOM

WC

FRONT AND REAR GARDENS

SHARED DRIVEWAY

TANDEM LENGTH GARAGE 31' 8" x 7' 5" (9.65m x 2.26m)

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

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