

FOLKLANDS

Beddington Grove, Wallington

£450,000

















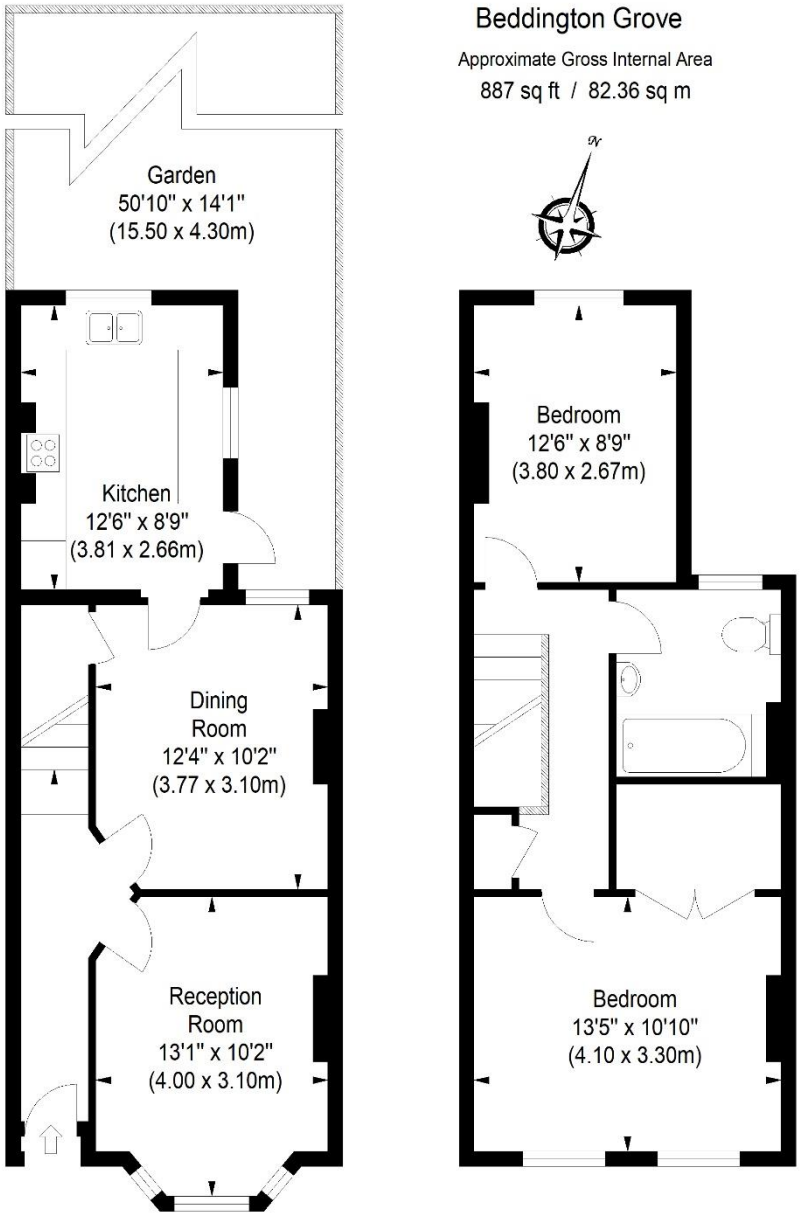




Beddington Grove

Approximate Gross Internal Area

887 sq ft / 82.36 sq m



Ground Floor

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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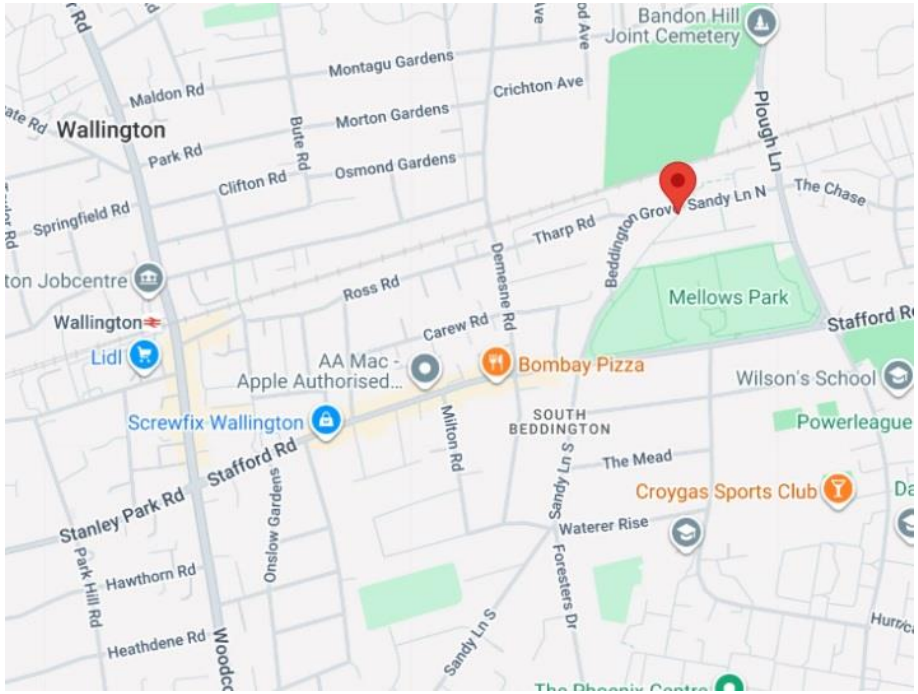
362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Two Double Bedrooms
- Period Terrace House
- Quiet Residential Road
- 0.6 Miles from Wallington Train Station
- Superbly Presented Throughout
- 50' Private Rear Garden
- Chain Free
- Excellent Local Amenities
- Moments from Mellows Park
- EPC EER D

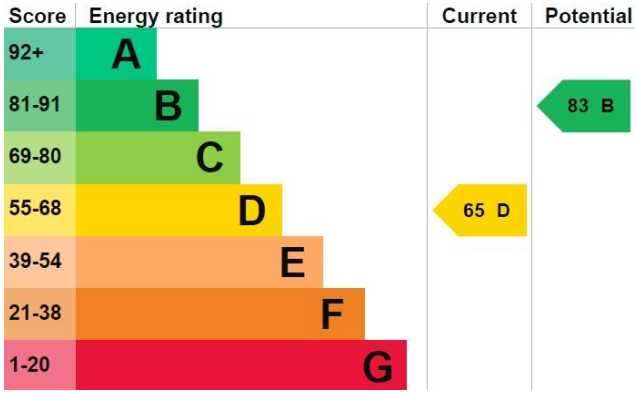


**** Chain Free ** A superbly presented two double bedroom period terrace house, situated within this quiet residential road conveniently located only 0.6 miles from Wallington train station. This bright & airy home enjoys a stylish design throughout; it is fully double glazed and has gas central heating.**

The property boasts window shutters to the front facing windows, there is hard flooring throughout and excellent fitted storage. For the more ambitious of buyers, there is excellent scope to extend this property either to the rear or into the loft space (Subject to the usual permissions). Externally, the rear garden extends to 50', it has a patio and a large lawn.

The accommodation to the first floor comprises a 13'5 full-width principal bedroom with huge built-in wardrobe cupboard, a further double bedroom, a stylish three-piece bathroom suite with shower over-bath and a generous landing with fitted storage & loft access. To the ground floor there is a bay-fronted living room with feature fireplace, a sizeable dining room with understairs storage and a smartly appointed 12'6 x 8'9 fitted kitchen.

Furthermore, this property sits close-by to an abundance of local amenities, it is approximately half a mile from Wallington high street and nearby to several well-regarded local primary & secondary schools. In our opinion, this property will make an excellent first time buy.



These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.