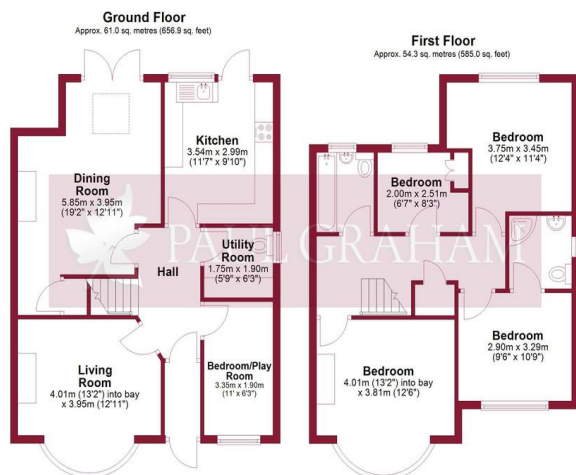




44 Bridges Lane, Beddington, Surrey CR0 4SG | **£659,950 Freehold**

- *London Borough of Sutton* Paul Graham are delighted to offer this well presented four bedroom semi detached family home, which is ideally located within easy reach of highly regarded local schools including Wilson's and Wallington County Grammar schools, convenient shopping facilities, and the nearby Waddon station, offering excellent transport links. An early viewing is advised.



Total area: approx. 115.4 sq. metres (1241.9 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.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13' 2" x 12' 11" (4.01m x 3.94m)

DINING ROOM 19' 2" x 12' 11" (5.84m x 3.94m)

BEDROOM 4/PLAY ROOM 10' 1" x 6' 4" (3.07m x 1.93m)

KITCHEN 11' 7" x 9' 10" (3.53m x 3m)

UTILITY ROOM/WC 6' 3" x 5' 9" (1.91m x 1.75m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 12' 6" (4.01m x 3.81m)

BEDROOM 2 12' 4" x 11' 4" (3.76m x 3.45m)

BEDROOM 3 10' 9" x 9' 6" (3.28m x 2.9m)

EN SUITE SHOWER ROOM

BEDROOM 4 8' 3" x 6' 7" (2.51m x 2.01m)

BATHROOM

REAR GARDEN

OFF STREET PARKING X 2 VEHICLES



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		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		

WALLINGTON

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