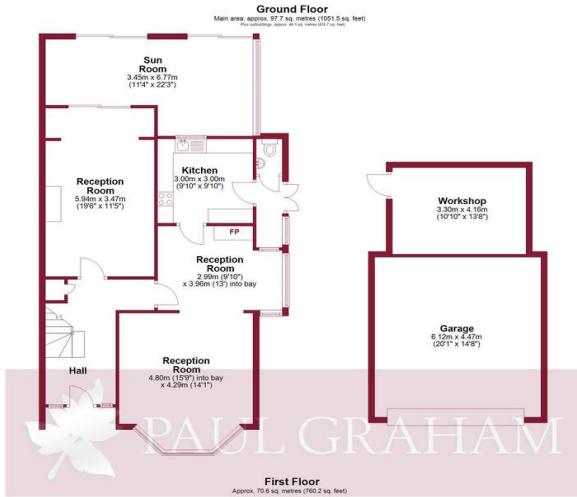




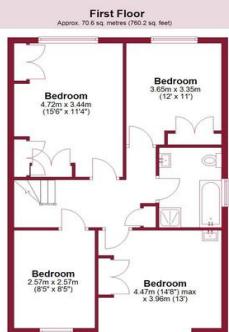
30 Salcott Road, Beddington, Surrey, CR0 4PR | Guide Price £650,000 Freehold

Paul Graham are pleased to market this spacious and attractive halls adjoining semi detached house, offering fantastic scope to extend (subject to planning permission) and modernise to your own taste. The accommodation benefits from a generous entrance hall, three reception rooms, one of which leads to a large sun room, and a breakfast room leading into the kitchen, and a ground floor WC.

The first floor has four well-proportioned bedrooms and a family bathroom. Externally, the property offers off-street parking, a large detached garage and workshop, side access to the rear garden which is wide and generously sized.



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Main area: Approx. 169.3 sq. metres (1811.7 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.

Plan produced using PlanIt.

ENTRANCE HALL

RECEPTION 1 15' 9" into bay x 14' 1" (4.8m x 4.29m)

RECEPTION 2 19' 6" x 11' 5" (5.94m x 3.48m)

SUN ROOM 22' 3" x 11' 4" (6.78m x 3.45m)

BREAKFAST ROOM 13' 0" x 9' 10" (3.96m x 3m)

KITCHEN 9' 10" x 9' 10" (3m x 3m)

SIDE PORCH

WC

LANDING

BEDROOM 1 14' 8" into bay x 13' 0" (4.47m x 3.96m)

BEDROOM 2 15' 6" x 11' 4" (4.72m x 3.45m)

BEDROOM 3 12' x 11' 0" (3.66m x 3.35m)

BEDROOM 4 8' 5" x 8' 5" (2.57m x 2.57m)

FAMILY BATHROOM 9' 3" x 6' 6" (2.82m x 1.98m)

OUTSIDE

OFF STREET PARKING

DETACHED GARAGE 20' 1" x 14' 8" (6.12m x 4.47m)

WORKSHOP 13' 8" x 10' 10" (4.17m x 3.3m)

GOOD SIZE REAR GARDEN

NO CHAIN

PAUL GRAHAM

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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		
39-54	E		
21-38	F		
1-20	G		

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