

143 Croydon Road, Beddington, Surrey, CR0 4QJ
£650,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Stunning three/four bedroom semi-detached family home with self-contained annexe. Situated in Beddington close to bus and rail links, this beautifully presented three-bedroom semi-detached home offers exceptional family living space, a versatile self-contained annexe, and access to some of the area's most highly regarded schools.

The property which is ideal for large families, is situated in the London Borough of Sutton boundaries and is within easy reach of a selection of excellent schools including Highview and Beddington infants, along with highly regarded grammar schools, including Wallington County Grammar and Wilsons.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13' 11" x 11' 10" (4.24m x 3.61m)

OPEN PLAN KITCHEN/DINING ROOM 21' 6" x 15' 5 max" (6.55m x 4.7m)

UTILITY ROOM

SHOWER ROOM/WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 14' 7 into bay" x 11' 2" (4.44m x 3.4m)

BEDROOM 2 11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM 3 10' 2" x 7' 5" (3.1m x 2.26m)

BATHROOM

ANNEXE

ANNEXE ROOM/KITCHEN 18' 3" x 7' 5" (5.56m x 2.26m)

BEDROOM 9' 4" x 8' 10" (2.84m x 2.69m)

GARDEN ROOM/STUDIO 18' 11" x 10' 0" (5.77m x 3.05m)

SHOWER ROOM

SOUTHERLY ASPECT GARDEN

DRIVEWAY PARKING

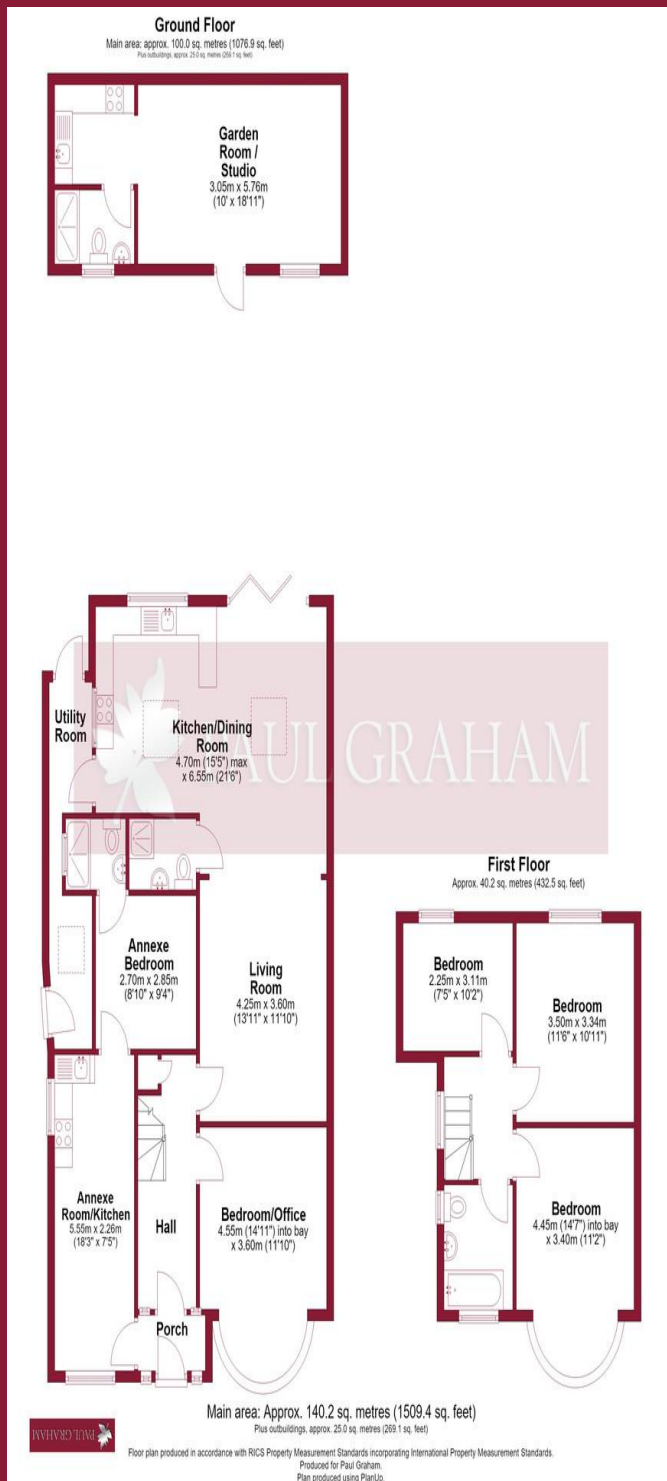
VENDOR SUITED



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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