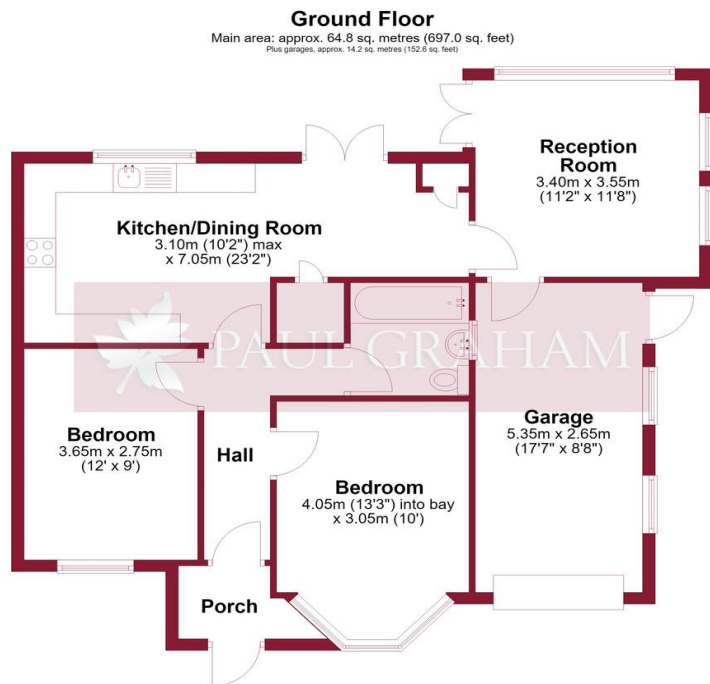




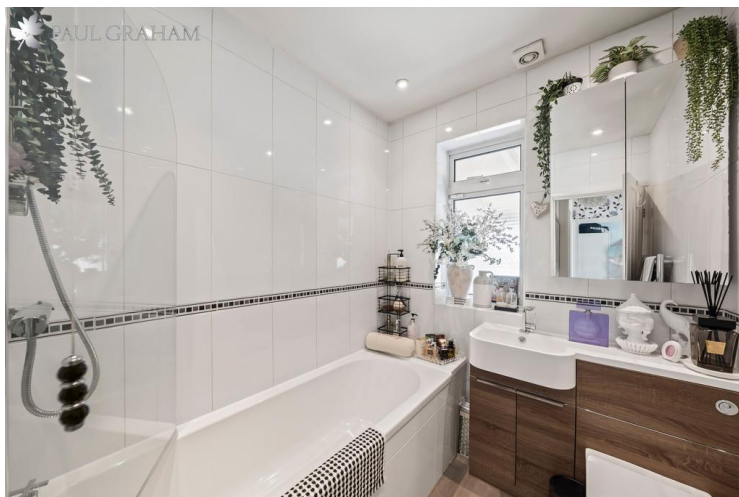
5 Hallowell Avenue, Beddington, Surrey, CR0 4ST | **£525,000 Freehold**

Paul Graham are delighted to offer this beautifully presented semi detached bungalow which is located in a popular, no through road, close to local transport links and amenities. The property which has been tastefully extended and modernised throughout, is a real 'turn key' property and an early viewing is highly recommended. Outside there is a gated driveway with parking, attached garage and a well maintained rear garden which is ideal as a family space and for entertaining.



Main area: Approx. 64.8 sq. metres (697.0 sq. feet)
Plus garages, approx. 14.2 sq. metres (152.6 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.



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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ROOM 11' 8" x 11' 2" (3.56m x 3.4m)

KITCHEN/DINING ROOM 23' 2" x 10' 2 max" (7.06m x 3.1m)

BEDROOM 1 13' 3 into bay" x 10' 0" (4.04m x 3.05m)

BEDROOM 2 12' 0" x 9' 0" (3.66m x 2.74m)

BATHROOM

GARAGE

WELL MAINTAINED REAR GARDENS

DRIVEWAY WITH PARKING

LOCATED IN A POPULAR NO THROUGH ROAD

VIEWING ADVISED

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
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Surrey SM5 3AG

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