



PAUL GRAHAM



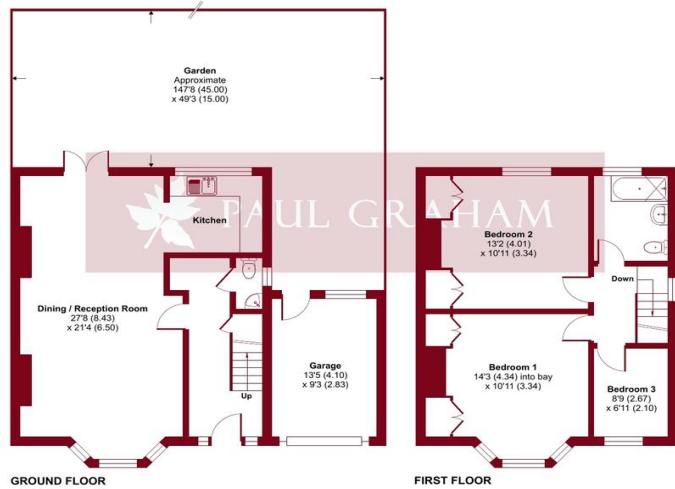
87 Beddington Gardens, Carshalton, SM5 3HL | **Guide Price £725,000 Freehold**

This superb three-bedroom semi-detached home is set on the ever-popular Beddington Gardens and offers spacious accommodation throughout. The ground floor boasts a bright and airy open-plan living/dining/kitchen space with direct access to a large raised deck and an impressive 147ft garden, perfect for entertaining. There's also a downstairs WC and a side garage offering further flexibility. Upstairs, you'll find three well-sized bedrooms, a modern family bathroom, and ample storage. With off-street parking, a large plot, and the potential to extend (STPP), this home is ideal for families looking to grow into their next long-term property.



Beddington Gardens, Carshalton, SM5

Approximate Area = 1116 sq ft / 103.6 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1241 sq ft / 115.2 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING/DINING ROOM 26' 11" x 21' 1" (8.2m x 6.43m)

KITCHEN

WC

LANDING

BEDROOM 1 14' 3" x 10' 11" (4.34m x 3.33m)

BEDROOM 2 13' 2" x 10' 11" (4.01m x 3.33m)

BEDROOM 3 8' 9" x 6' 11" (2.67m x 2.11m)

BATHROOM

GARDEN 147' 8" x 49' 3" (45.01m x 15.01m)

GARAGE 13' 5" x 9' 3" (4.09m x 2.82m)

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1314703



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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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