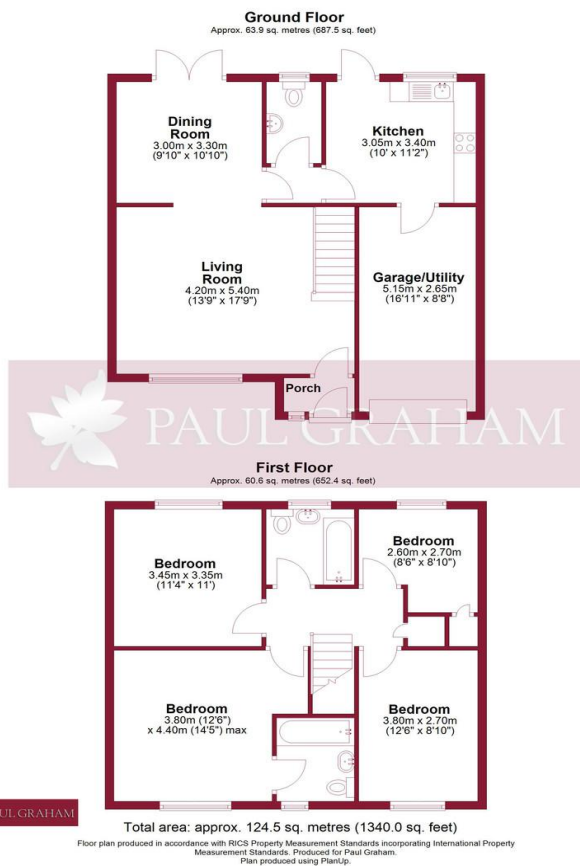


61 Claydon Drive, Beddington, Surrey, CR0 4QX | £649,000 Freehold

Situated in a tucked away spot in a quiet residential cul de sac this detached family home boasts good size accommodation. While the property requires some updating this is a wonderful family home which is well positioned within easy reach of local bus, tram and rail links. A good selection of reputable schools can also be found locally.



ENTRANCE HALL

LIVING ROOM 17' 9" x 13' 9" (5.41m x 4.19m)

DINING ROOM 10' 10" x 9' 10" (3.3m x 3m)

KITCHEN/BREAKFAST ROOM 11' 2" x 10' 0" (3.4m x 3.05m)

WC

**STAIRS TO THE FIRST FLOOR
LANDING**

BEDROOM 11' 4" x 12' 6" (4.39m x 3.81m)

EN SUITE BATHROOM

BEDROOM 2' 12" x 8' 10" (3.81m x 2.69m)

BEDROOM 3' 11" x 11' 0" (3.45m x 3.35m)

BEDROOM 4' 8" x 8' 6" (2.69m x 2.59m)

FAMILY BATHROOM

FRONT AND REAR GARDENS

DRIVEWAY PARKING

GARAGE/UTILITY 16' 11" x 8' 8" (5.16m x 2.64m)



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		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk