



PAUL GRAHAM



36a Salcott Road, Beddington, Surrey, CR0 4PR | **Guide Price £725,000 Freehold**

Paul Graham are delighted to present this spacious detached house which is located in a popular no through road close to excellent schools including Wallington County Grammar school and local transport links. Offering spacious accommodation including four generous bedrooms (one being en-suite), a large lounge and an open plan kitchen/diner this property provides ideal entertaining space and an early viewing is recommended.

ENTRANCE HALL

LIVING ROOM 16' 7" x 13' 7" (5.05m x 4.14m)

KITCHEN/DINER 17' 5" x 11' (5.31m x 3.35m)

STUDY 13' 7" x 5' 11" (4.14m x 1.8m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 16' 7" x 12' 8" (5.05m x 3.86m)

EN SUITE SHOWER ROOM

BEDROOM 2 11' 10" x 9' 6" (3.61m x 2.9m)

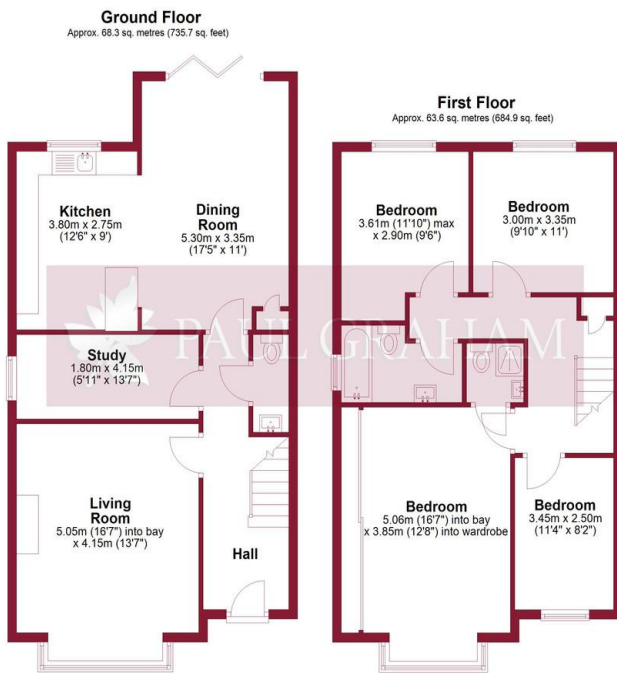
BEDROOM 3 11' x 9' 10" (3.35m x 3m)

BEDROOM 4 11' 4" x 8' 2" (3.45m x 2.49m)

FAMILY BATHROOM

DRIVEWAY PARKING

GOOD SIZE REAR GARDEN



Total area: approx. 132.0 sq. metres (1420.6 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		89 B
69-80	C	80 C	
55-68	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