

34 Salcott Road, Beddington, Surrey, CR0 4PR
£795,000 Freehold



PAUL GRAHAM

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DESCRIPTION

An opportunity to acquire this wonderful family home which is located in a popular no through road. Being within easy reach of transport links and excellent schools, this spacious home is not to be missed. Boasting well presented spacious accommodation including five bedrooms, two bath/shower room and two large reception rooms, an early viewing is advised. Upon entering through the spacious hallway, you find two large reception rooms and a refitted kitchen/breakfast room along with a conservatory and downstairs wc.

The first floor boasts four good size bedrooms and a modern family bathroom.

On the top floor you find the double aspect master bedroom which has plenty of built in storage and a refitted shower room. Outside there is a well established beautifully maintained garden with a paved patio and the front provides driveway parking off street parking for two cars.

Salcott Road is a popular no through road located close to transport links. Purley Way is within easy reach which provides a selection of supermarkets including Lidl, Aldi, Sainsburys and Mark and Spencer. Waddon Ponds is also a short walk away which boasts a playground along with access to the Wandle Trail.



ROOMS

SPACIOUS ENTRANCE HALL

LOUNGE 19' 6" x 11' 6" (5.94m x 3.51m)

DINING ROOM 16' 9" x 14' (5.11m x 4.27m)

KITCHEN/BREAKFAST ROOM 15' 11" x 10' 2"
(4.85m x 3.1m)

CONSERVATORY 10' 6" x 10' 2" (3.2m x 3.1m)



WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 2 15' 9" x 11' 7" (4.8m x 3.53m)

BEDROOM 3 15' 7" x 14' 1" (4.75m x 4.29m)

BEDROOM 4 13' 0" x 10' 2" (3.96m x 3.1m)

BEDROOM 5 8' 10" x 7' 5" (2.69m x 2.26m)



FAMILY BATHROOM

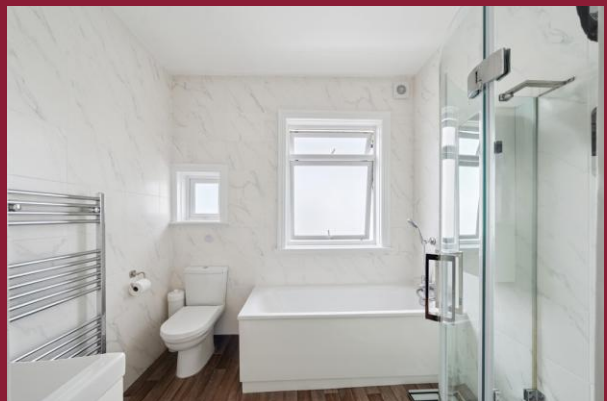
STAIRS TO THE TOP FLOOR

BEDROOM 1 16' 9" x 14' 1" (5.11m x 4.29m)

SHOWER ROOM

WELL ESTABLISHED REAR GARDEN

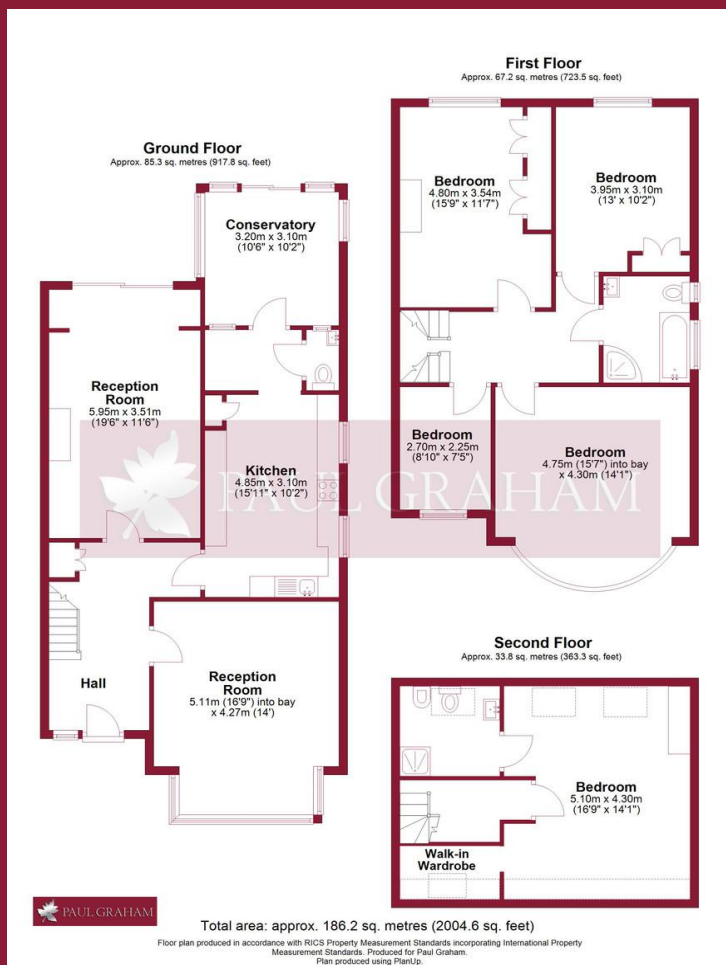
DRIVEWAY WITH OFF STREET PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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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