

PAUL GRAHAM

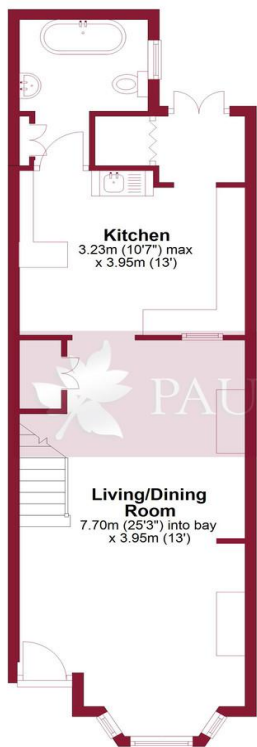


30 Beddington Grove, Wallington, Surrey, SM6 8LH | **£500,000 Freehold**

This charming three bedroom end of terrace period house offers well proportioned and versatile accommodation, ideally positioned within easy reach of Wallington town centre and mainline station. The location is also particularly popular with families, being close to well-regarded schools including Wilson's, Bandon Hill and Highview, as well as local amenities and green spaces.

Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



LOUNGE/DINER 25' 3 into bay" x 13' 0" (7.7m x 3.96m)

KITCHEN 13 max' 0" x 10' 7" (3.96m x 3.23m)

BATHROOM

STAIRS TO THE LANDING

BEDROOM 1 13' 0" x 10' 10" (3.96m x 3.3m)

BEDROOM 2 11' 11" x 7' 5" (3.63m x 2.26m)

BEDROOM 3 8' 0" x 7' 5" (2.44m x 2.26m)

SHOWER ROOM

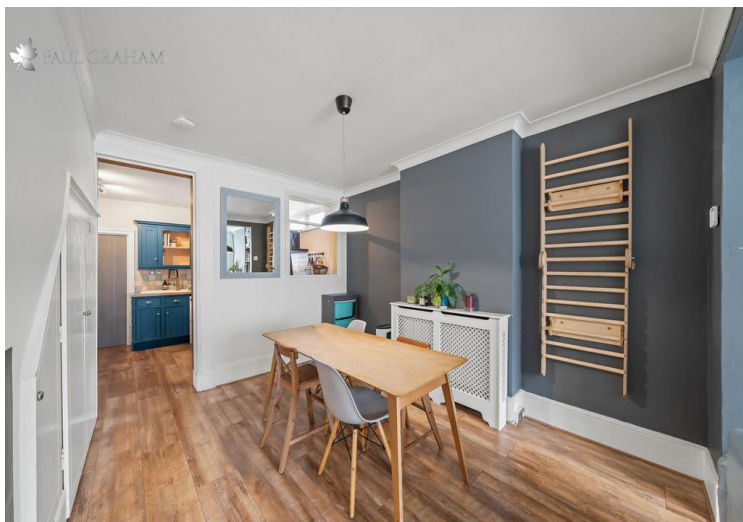
REAR GARDEN

OFF STREET PARKING



Total area: approx. 87.3 sq. metres (939.4 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		85 B
69-80	C		
55-68	D	64 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