



PAUL GRAHAM



8 Wandle Court Gardens, Beddington, Surrey, CR0 4SR | **£514,500**

Located in a quiet residential cul de sac this extended three bedroom semi detached house offers good size living accommodation arranged over two floors. The ground floor comprises entrance, lounge, dining room and open plan kitchen with a separate utility room. The property also has a conservatory and shower room. Upstairs there are three bedrooms and a family bathroom. There is a large garden and off street parking for 2 cars. Viewing advised.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 12' 0" x 11' 10" (3.66m x 3.61m)

DINING ROOM 11' 6" x 11' 6" (3.51m x 3.51m)

KITCHEN 12' x 6' 3" (3.66m x 1.91m)

UTILITY ROOM 15' x 4' 4" (4.57m x 1.32m)

CONSERVATORY 21' 1" x 6' 8" (6.43m x 2.03m)

SHOWER ROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 3" x 9' 8" (4.04m x 2.95m)

BEDROOM 2 11' 11" x 9' 3" (3.63m x 2.82m)

BEDROOM 3 7' 3" x 6' 2" (2.21m x 1.88m)

BATHROOM

LARGE GARDEN

OFF STREET PARKING

WALKING DISTANCE TO WADDON STATION

VIEWING ADVISED



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	63 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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