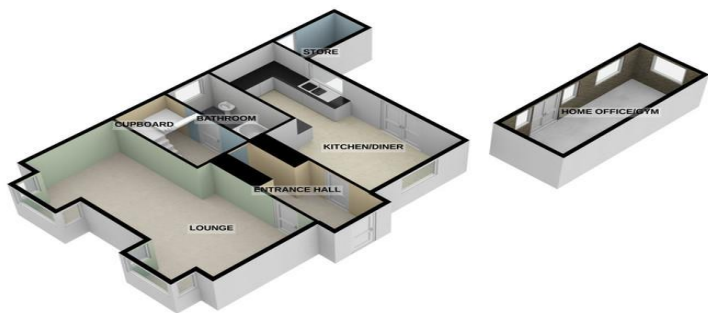




11 Aldwick Road, Beddington, Surrey, CR0 4PN | **Guide Price £595,000**

This detached chalet house is located in a residential cul de sac and offered for sale with no onward chain. The property benefits from a spacious lounge and an open plan kitchen/diner. Upstairs there are three good size bedroom, two benefit from a 'Jack and Jill' shower room. Other features include a ground floor bathroom, off street parking and a good size rear garden with workshop/games room. Viewing advised.

GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

ENTRANCE HALL

LOUNGE 23' 10" x 14' 5" (7.26m x 4.39m)

KITCHEN/DINER 23' 8" x 11' 8" (7.21m x 3.56m)

BATHROOM

STAIRS TO FIRST FLOOR

BEDROOM 1 14' 9" x 13' 2" (4.5m x 4.01m)

BEDROOM 2 13' 3" x 11' 11 max" (4.04m x 3.63m)

BEDROOM 3 12' 10 max" x 7' 11" (3.91m x 2.41m)

JACK AND JILL SHOWER ROOM

WORKSHOP/GAMES ROOM

OFF STREET PARKING

NO CHAIN

CLOSE TO WADDON STATION

CUL DE SAC LOCATION

WITHIN EASY REACH OF WALLINGTON COUNTY GRAMMAR



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		79 c
55-68	D		
39-54	E	43 e	
21-38	F		
1-20	G		

WALLINGTON

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