



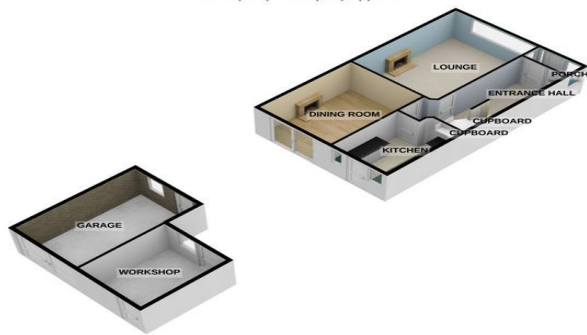
PAUL GRAHAM



52 Croydon Road, Beddington, Surrey, CR0 4PA | **Guide Price £450,000**

This three bedroom end of terrace house which is conveniently positioned for both Waddon station and tram stop is offered for sale with no onward chain. The property does require some updating however offers two good size reception rooms and an 11'10 kitchen. Upstairs comprises three bedrooms, bathroom and separate wc. Outside there is a garden to the front and garage and workshop at the rear with hard standing.

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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

PORCH

ENTRANCE HALL

LOUNGE 17' 1" x 12' 3" (5.21m x 3.73m)

DINING ROOM 14' 5" x 10' 9" (4.39m x 3.28m)

KITCHEN 11' 10" x 7' 11" (3.61m x 2.41m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 11" x 12' 7" (4.85m x 3.84m)

BEDROOM 2 14' 1" x 11' 3" (4.29m x 3.43m)

BEDROOM 3 10' 9" x 6' 6" (3.28m x 1.98m)

BATHROOM AND SEPARATE WC

FRONT AND REAR GARDENS

GARAGE

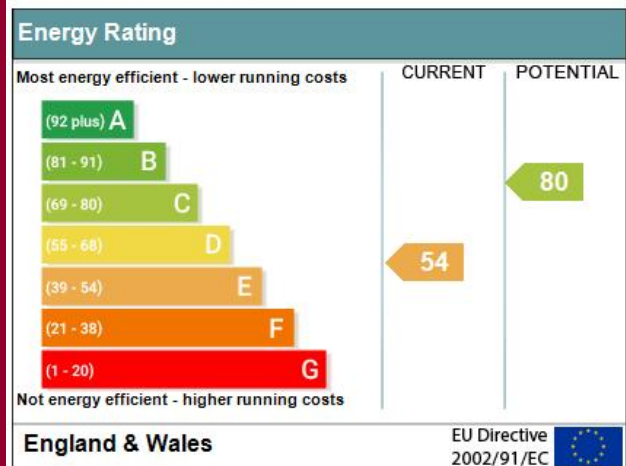
WORKSHOP

NO CHAIN



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.

Address: 52 Croydon Road, Beddington, CROYDON, CR0 4PA
RRN: 2864-3009-7208-7189-1200



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