



PAUL GRAHAM



218 Croydon Road, Beddington, Croydon, Surrey, CR0 4PH | **£450,000 Freehold**

Located close to local shops and bus routes this semi detached bungalow is offered for sale with no chain. The property benefits from an entrance hall, good size reception room which leads to a conservatory, three bedrooms, kitchen and bathroom. There are front and rear gardens and a large driveway leading to a detached garage. Viewing is recommended.

GROUND FLOOR  
877 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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.  
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## ENTRANCE HALL

**RECEPTION ROOM** 13' 6" x 12' 5" (4.11m x 3.78m)

**CONSERVATORY** 10' 7" x 5' 9" (3.23m x 1.75m)

**KITCHEN** 9' 9" x 8' 5" (2.97m x 2.57m)

**BEDROOM 1** 12' 9" x 9' 11" (3.89m x 3.02m)

**BEDROOM 2** 10' 11" x 9' 5" (3.33m x 2.87m)

**BEDROOM 3** 9' 5" x 7' (2.87m x 2.13m)

**BATHROOM** 6' 5" x 5' 6" (1.96m x 1.68m)

## FRONT & REAR GARDENS

## OFF STREET PARKING

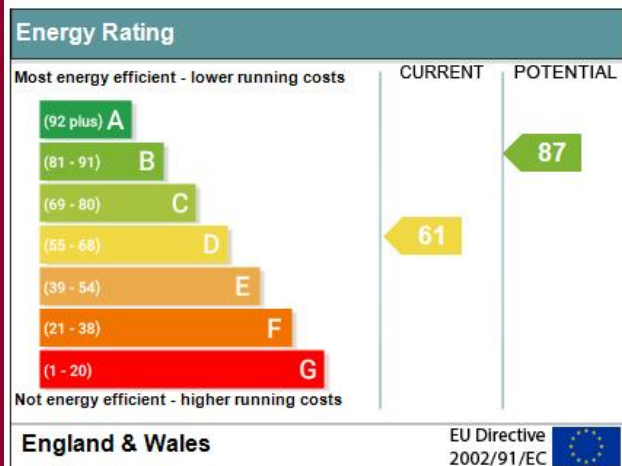
## DETACHED GARAGE

## CHAIN FREE



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: 218 Croydon Road, Beddington, CROYDON, CR0 4PH  
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