



3 Mount Pleasant, Bridges Lane, Beddington, Croydon, CR0 4SG | **£365,000 Freehold**

A rarely available 2 bedroom end of terrace cottage bungalow. The property has a lovely setting adjacent to the River Wandle and within walking distance of shopping parades and the historic Beddington Park. The property has been loved and looked after by the current owners. Viewings are recommended on this no chain property.

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq. ft. (49.2 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have been listed and are guaranteed to their operability or efficiency can be given.
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ENTRANCE HALL

RECEPTION ROOM 11' 10" x 10' 3" (3.61m x 3.12m)

KITCHEN 12' x 10' 4" (3.66m x 3.15m)

BEDROOM 1 11' 11" x 10' 10" (3.63m x 3.3m)

BEDROOM 2 7' 9" x 5' 11" (2.36m x 1.8m)

SHOWER ROOM 7' 10" x 5' 7" reducing to 4' 3" (2.39m x 1.7m)

FRONT GARDEN

REAR GARDEN 42' (12.8m)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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