



94 Croydon Road, Beddington, Surrey, CR0 4PE | **£595,000 Freehold**

An opportunity to acquire this attractive semi-detached family home. The property offers a well-maintained interior which is comprised of entrance porch, entrance hall, two spacious reception rooms and modern kitchen. The first floor boasts 3 good size bedrooms and a large modern family bathroom.

The driveway at the front provides off street parking for numerous vehicles and leads to a tandem length garage. There is a good size rear garden. Located within the London Borough of Sutton the property is within easy reach of Wallington Grammar School and Waddon tram and rail services.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. These plans are for guidance only and should not be relied upon as being accurate to the property. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

ENCLOSED PORCH

ENTRANCE HALL 18' x 6' 2" (5.49m x 1.88m)

LOUNGE 18' 2" x 13' 7" (5.54m x 4.14m)

DINING ROOM 16' 9" x 10' 7" (5.11m x 3.23m)

KITCHEN 9' 4" x 9' 4" (2.84m x 2.84m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 4" x 9' 11" (3.37m x 3.02m)

BEDROOM 2 13' 4" x 12' (4.06m x 3.66m)

BEDROOM 3 8' 2" x 8' 1" (2.49m x 2.46m)

BATHROOM 9' 4" x 8' (2.84m x 2.44m)

LARGE REAR GARDEN

TANDEM LENGTH GARAGE

DRIVeway FOR NUMEROUS VEHICLES

VIEWING ADVISED

CLOSE TO TRANSPORT

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