



15 Beddington Grove, Wallington, Surrey, SM6 8LB | £500,000 Freehold

This charming period terrace house is situated in a popular road close to Mellows Park. The well presented accommodation is laid out over three floors and benefits from a 24'6 through lounge/diner with wood burner and a fitted kitchen. On the first floor there are two double bedrooms and a spacious bathroom. Stairs then lead up to the top floor which boasts a 20'1 (max) master bedroom. The rear garden is a southerly aspect. Viewing advised.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE/DINER 24' 6" x 10' 4" (7.47m x 3.15m)

KITCHEN 11' 8" x 8' 2" (3.56m x 2.49m)

STAIRS TO FIRST FLOOR

BEDROOM 2 13' 5" x 10' 4" (4.09m x 3.15m)

BEDROOM 3 11' 8" x 7' 9" (3.56m x 2.36m)

BATHROOM 11' 2" x 8' 2" (3.4m x 2.49m)

STAIRS TO THE TOP FLOOR

BEDROOM 1 20' 1 max" x 12' (6.12m x 3.66m)

FRONT GARDEN

SOUTHERLY ASPECT REAR GARDEN

CLOSE TO MELLOWS PARK

WITHIN EASY REACH OF REPUTABLE SCHOOLS



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	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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