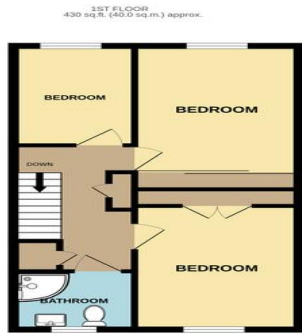
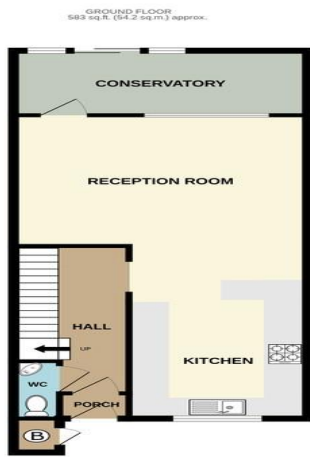




## 2 Harrington Close, Beddington, Surrey CR0 4UN | **£400,000 Freehold**

Paul Graham are pleased to offer this end of terrace house which is situated in a cul de sac and benefits from a good size ground floor with a downstairs Wc, a 18'1 lounge opening to the kitchen/diner. A conservatory leads out to a low maintenance rear garden. Upstairs features three bedrooms and a shower room. The front provides off street parking with an electric charger point. Local transport links and reputable schools make this property an ideal family home.





TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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 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.  
 Made with Metropix ©2023

**ENTRANCE HALL**

**LOUNGE** 18' 1" x 15' 7" (5.51m x 4.75m)

**OPEN PLAN KITCHEN/DINER** 11' 7 max" x 9' 4" (3.53m x 2.84m)

**CONSERVATORY** 14' 7" x 6' 6" (4.44m x 1.98m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 14' 1" x 8' 10" (4.30m x 2.70m)

**BEDROOM 2** 13' 4" x 8' 9" (4.06m x 2.67m)

**BEDROOM 3** 10' 5" x 6' 4" (3.18m x 1.93m)

**SHOWER ROOM**

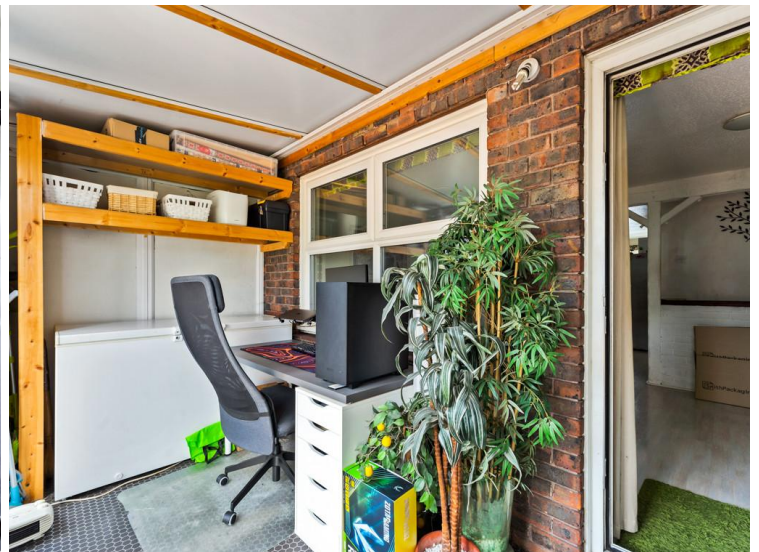
**REAR GARDEN**

**OFF STREET PARKING**

**ELECTRIC CHARGER POINT**

**CLOSE TO TRANSPORT LINKS**

**LONDON BOROUGH OF SUTTON**



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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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