



PAUL GRAHAM



26 Richmond Road, Beddington, Surrey, CR0 4SE | **£390,000 Freehold**

Paul Graham are delighted to offer this pretty period terrace house which is located within a short distance of Beddington Park. Local shops and supermarkets can be found close by along with reputable schools including Beddington Infants and Beddington Primary schools. The property which boasts a good size rear garden has two reception rooms, a modern kitchen and potential for a Wc/shower on the ground floor. Upstairs there are two double bedrooms and a large bathroom on the first floor. Local transport via bus, rail and tram offer links into London. No chain.



TOTAL FLOOR AREA - 878 sq ft (81.0 sq m) approx.
 8888 sq ft approx has been made to ensure the accuracy of the National Consumer Data Measurements of Areas, Volumes, Ceilings and other items are appropriate and not responsible to take the any other conditions or circumstances. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or condition.
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ENTRANCE HALL

LOUNGE 13' 10" x 10' 9" (4.22m x 3.28m)

DINING ROOM 13' 3" x 10' 11" (4.04m x 3.33m)

KITCHEN 14' 5" x 7' 7" (4.39m x 2.31m)

SHOWER/WC (NOT FITTED)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 10" x 11' 3" (4.22m x 3.43m)

BEDROOM 2 11' 1" x 10' 11" (3.38m x 3.33m)

BATHROOM 10' 4" x 7' 7" (3.15m x 2.31m)

FRONT AND REAR GARDENS

NO CHAIN

CLOSE TO TRANSPORT AND 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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