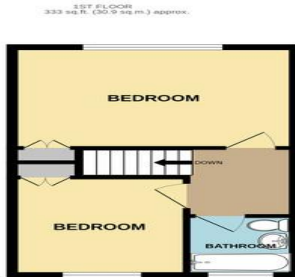
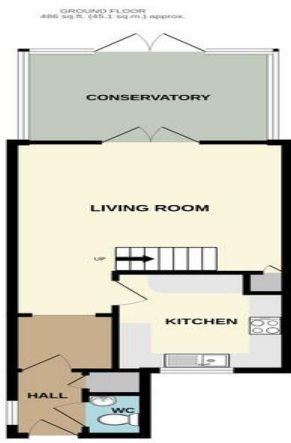




13 Garratt Close, Beddington, Surrey, CR0 4PW | **Guide Price £425,000 Freehold**

Located in a cul de sac within easy reach of transport links and reputable schools, this modern house is beautifully presented throughout and boasts two double bedrooms, a spacious lounge which leads into a conservatory. There is also a modern fitted kitchen and bathroom and downstairs Wc. Outside there are gardens to the front and an enclose garden to the rear.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 14' 9" x 13' (4.5m x 3.96m)

KITCHEN 10' 2" x 8' 8" (3.1m x 2.64m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 11" x 10' (4.55m x 3.05m)

BEDROOM 2 9' 1" x 8' 11" (2.77m x 2.72m)

BATHROOM

WELL-MAINTAINED FRONT AND REAR GARDENS

CLOSE TO GOOD SCHOOLS AND TRANSPORT LINKS



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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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