



49 Richmond Road, Beddington, Surrey, CR0 4SQ | **Guide Price £435,000 Freehold**

Paul Graham are pleased to present this attractive period house, which is conveniently located within easy reach of Beddington Park, excellent primary schools, bus routes and Beddington Cross tram stop. The property offers a well-maintained interior comprised of a lounge, open-plan kitchen/dining room and modern bathroom. Upstairs there are three good size bedrooms. Outside, there is a low-maintenance garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

ENTRANCE HALL

LOUNGE 13' 1" x 12' 7" (3.99m x 3.84m)

DINING AREA 14' 3" x 13' (4.34m x 3.96m)

KITCHEN 7' 9" x 7' 6" (2.36m x 2.29m)

BATHROOM

STAIRS TO THE FIRST FLOOR

BEDROOM 1 13' x 10' 10" (3.96m x 3.3m)

BEDROOM 2 10' 9" x 9' 2" (3.28m x 2.79m)

BEDROOM 3 9' 9" x 7' 11" (2.97m x 2.41m)

REAR GARDEN



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		82 B
69-80	C		
55-68	D	62 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