



PAUL GRAHAM



7 Cedars Road, Beddington, Surrey, CR0 4PU | **£563,500 Freehold**

Paul Graham are pleased to offer this attractive family house which is conveniently positioned for a range of reputable schools and is within easy reach of Waddon tram stop and train station. The property benefits from an open plan kitchen/diner, separate lounge and conservatory. Upstairs there are three bedrooms and a family bathroom. There is good size garden to the rear with double garage/car port and off street parking for two cars to the front.

\*\* London Borough of Sutton \*\*





TOTAL FLOOR AREA : 1068 sq.ft. (99.3 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** 13' 7" x 12' 9" (4.14m x 3.89m)

**OPEN PLAN KITCHEN/DINER** 19' 2" x 12' 4" (5.84m x 3.76m)

**CONSERVATORY** 11' 7" x 8' 10" (3.53m x 2.69m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM** 11' 4" x 11' 4" (4.27m x 3.45m)

**BEDROOM** 11' 9" x 11' 3" (3.58m x 3.43m)

**BEDROOM** 8' 10" x 7' 1" (2.69m x 2.16m)

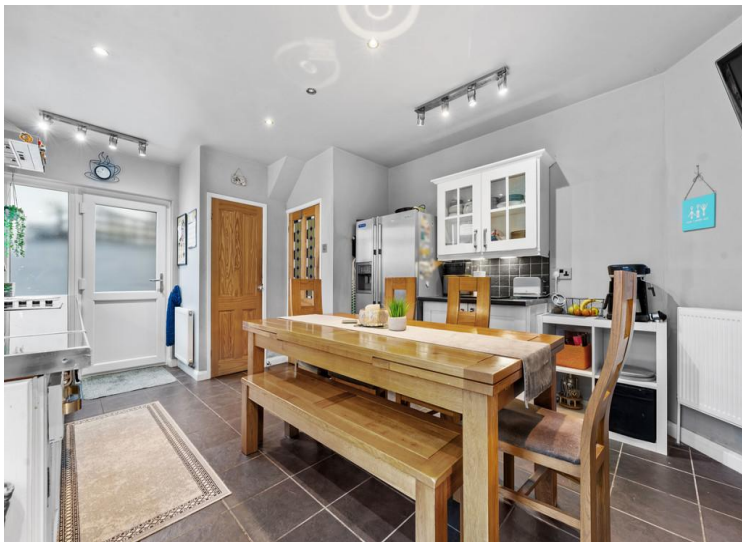
**BATHROOM**

**DOUBLE GARAGE/CAR PORT**

**GOOD SIZE REAR GARDEN**

**OFF STREET PARKING**

**RESIDENTIAL CUL DE SAC**



**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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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