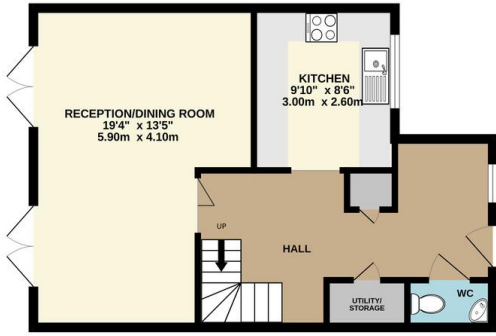




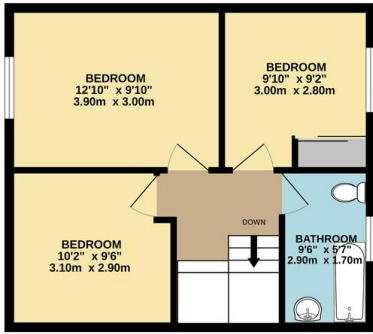
26 Twickenham Close, Beddington, Surrey, CR0 4SZ | **£440,000 Freehold**

Paul Graham is delighted to market this very well presented 3 bedroom family home. The ground floor features an entrance hall, modern kitchen, WC, plumbed utility/storage cupboard, and finally, a 19ft reception/dining room with access to a 40ft approximately south-facing garden. Upstairs, you'll find three good sized double bedrooms and a family bathroom. Situated on a quiet residential cul-de-sac, this property offers easy access to Beddington Park, excellent primary schools, and bus, train and tram routes. Viewing is highly encouraged to fully appreciate all this property has to offer.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

WC

UTILITY/STORAGE

KITCHEN 9' 10" x 8' 6" (3m x 2.59m)

RECEPTION ROOM 19' 4" x 13' 5" (5.89m x 4.09m)

LANDING

BEDROOM 1 12' 10" x 9' 10" (3.91m x 3m)

BEDROOM 2 10' 2" x 9' 6" (3.1m x 2.9m)

BEDROOM 3 9' 10" x 9' 2" (3m x 2.79m)

BATHROOM 9' 6" x 5' 7" (2.9m x 1.7m)

REAR GARDEN

WELL PRESENTED THROUGHOUT



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 errors should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	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