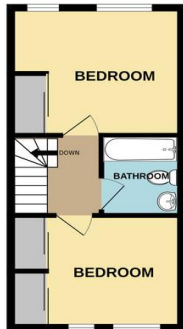PAUL GRAHAM

48 Richmond Road, Beddington, Surrey, CR0 4SF | **£400,000 Freehold**

Paul Graham are delighted to offer this well presented two bedroom home which is within a short walk of Beddington primary school and local transport links. The property boasts a modern kitchen and 15 reception room with doors going out to the garden. Upstairs there are two good size bedrooms and a family bathroom. A door from the garden leads into the garage/home office (which is currently used as a playroom) and there is off street parking at the front. No chain.

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

PLAYROOM/
HOME OFFICE

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

RECEPTION/DINING ROOM

HALL | KITCHEN

UP

BEDROOM

DOWN

BATHROOM

BEDROOM

TOTAL FLOOR AREA : 765 sq.ft. (71.0 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

RECEPTION ROOM 15' 0" x 11' 11" (4.57m x 3.63m)

KITCHEN 10' 6" x 5' 7" (3.2m x 1.7m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 11' 11" x 10' 2" (3.63m x 3.1m)

BEDROOM 2 11' 11" x 8' 11" (3.63m x 2.72m)

BATHROOM

GARAGE/HOME OFFICE 16' 1" x 9' 2" (4.9m x 2.79m)

OFF ROAD PARKING

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