



PAUL GRAHAM



17 Kingston Gardens, Beddington, Surrey, CR0 4TX | **£262,500 Freehold**

Paul Graham are delighted to offer this unusually available end of terrace house which is offered for a sale benefiting from a modern interior with open plan living/kitchen area, double bedroom and bathroom has no chain and a garage. This freehold house is situated in a modern development close to Beddington Park and local bus routes which provides links to Sutton and Croydon town centres.



ENTRANCE HALL

LOUNGE 12' 11" x 8' 6" (3.94m x 2.59m)

KITCHEN 7' 9" x 6' 9" (2.36m x 2.06m)

STAIRS TO FIRST FLOOR

DOUBLE BEDROOM 12' 10" x 8' 6" (3.91m x 2.59m)

BATHROOM

FRONT/SIDE GARDEN

GARAGE

FREEHOLD HOUSE



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		92 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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