



45 Beddington Lane, Beddington, Surrey, CR0 4TJ | **£415,000 Freehold**

\*London Borough Of Sutton\* A well presented three bedroom house with a good size lounge and modern open plan kitchen/diner. Upstairs there are three bedrooms and a refitted bathroom. The front provides off street parking for 2 cars and at the rear, a low maintenance garden. The property is well positioned for shops and transport links and is within walking distance of Beddington Primary school.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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**

**KITCHEN/DINER 12' 5" x 10' (3.78m x 3.05m)**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1 12' 6" x 10' 4" (3.81m x 3.15m)**

**BEDROOM 2 10' 8" x 6' 10" (3.25m x 2.08m)**

**BEDROOM 3 8' 4" x 7' 8" (2.54m x 2.34m)**

**BATHROOM**

**ENCLOSED REAR GARDEN**

**OFF STREET 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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