





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.





Whilst every attempt has been made to ensure the occuracy of the floorpin contained here, measurement of above, various, rooms and any other brens are approximate and no responsibility is saken for any error consistion or restatement. This plant is for flustrative purposes only and should be used as such by any prospective purchaser. The environment of the prospective purchaser.

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

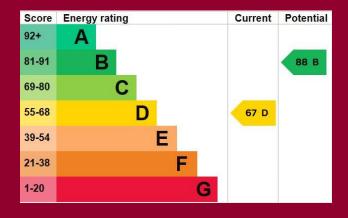
ENCLOSED REAR GARDEN

OFF STREET PARKING





IMP ORTANT 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 regul ations 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.



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