



 PAUL GRAHAM

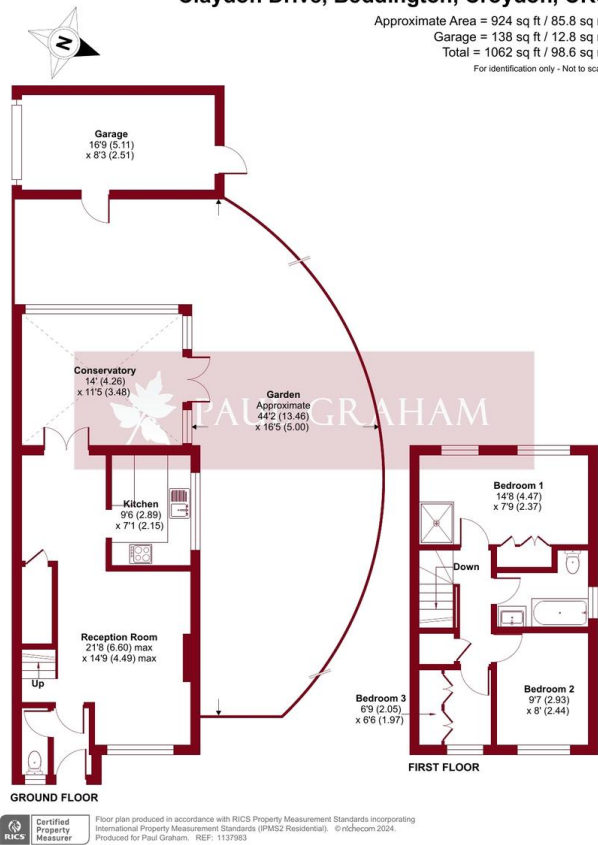


6 Claydon Drive, Beddington, Croydon, CR0 4QX | **Guide Price £550,000 Freehold**

A beautifully presented 3 bedroom semi detached close to reputable schools, bus routes, shopping parades and fantastic open spaces. The property has been improved by the present owners and is offered in excellent decorative order and features include a lovely conservatory leading to the pretty garden, modern kitchen, a master bedroom with shower, a downstairs wc, parking for 2/3 cars and a garage.

## Claydon Drive, Beddington, Croydon, CR0

Approximate Area = 924 sq ft / 85.8 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1062 sq ft / 98.6 sq m  
 For identification only - Not to scale



## ENTRANCE HALL

RECEPTION ROOM 21' 8" x 14' 9" (6.6m x 4.5m) Max

## CLOAKROOM

KITCHEN 9' 6" x 7' 1" (2.9m x 2.16m)

CONSERVATORY 14' x 11' 5" (4.27m x 3.48m)

## LANDING

BEDROOM 1 14' 8" x 7' 9" (4.47m x 2.36m)  
 With En-Suite Shower

BEDROOM 2 9' 7" x 8' (2.92m x 2.44m)

BEDROOM 3 6' 9" x 6' 6" (2.06m x 1.98m)

## BATHROOM

GARDENS TO REAR AND SIDE

PARKING FOR 2/3 CARS

GARAGE 16' 9" x 8' 3" (5.11m x 2.51m)

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rickhcom 2024. Produced for Paul Graham. REF: 1137963



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

## WALLINGTON

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