



 PAUL GRAHAM



14 Wandle Road, Beddington, Croydon, Surrey, CR0 4SD | **Guide Price £400,000**

Paul Graham are pleased to market this well presented 2 bedroom end of terrace cottage. The property has 2 reception rooms, the 2nd is open plan to the modern kitchen, utility room and ground floor WC. The first floor has 2 good sized bedrooms and a family bathroom. front and rear gardens and offered with no chain. Viewing is recommended.



TOTAL FLOOR AREA: 805 sq ft (74.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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.  
Made with Metropac 02024

## ENTRANCE HALL

**RECEPTION 1** 13' 6" x 10' 6" (4.11m x 3.2m)

**UTILITY ROOM/GROUND FLOOR WC**

**DINING AREA** 10' 2" x 7' 4" (3.1m x 2.24m)

**KITCHEN** 22' 2" x 6' 9" (6.76m x 2.06m)

## LANDING

**BEDROOM 1** 12' 6" plus 3' 3" in to recess x 11' 9" (3.81m x 3.58m)

**BEDROOM 2** 11' 8" x 8' 2" (3.56m x 2.49m)

**BATHROOM** 8' 3" x 6' 10" (2.51m x 2.08m)

**FRONT AND REAR GARDEN**

**NO CHAIN**



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		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk