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

Paul Graham are pleased to market this 2 bedroom end of terrace cottage situated on a quiet residential road. The property has separate front reception room, ground floor WC/utility room and a spacious open plan kitchen/diner with access to garden. The first floor has 2 good sized bedrooms and a family bathroom. Front and a good size rear garden which is currently a bit neglected since the property has been vacant. Viewing is recommended on this no chain property.

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

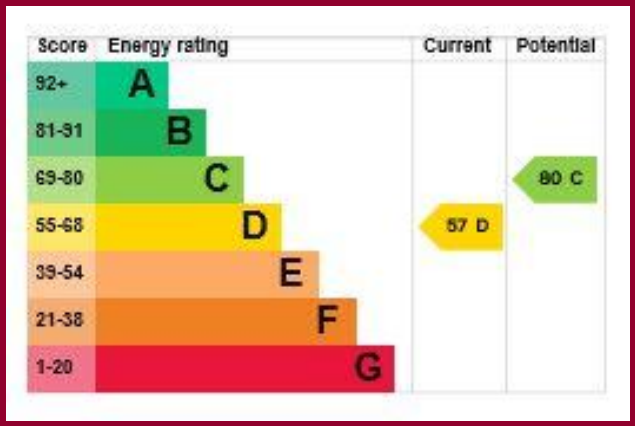
UTILITY ROOM/GROUND FLOOR WC
DINING AREA 10' 2" x 7' 4" (3.1m x 2.24m)

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)

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.



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