



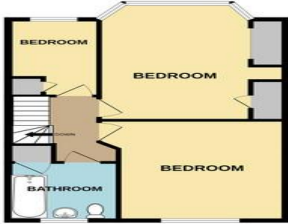
54 Croydon Road, Beddington, Surrey, CR0 4PA | **Guide Price £550,000 Freehold**

Paul Graham are delighted to offer for sale this attractive end of terrace family house. The well presented accommodation comprises a large lounge with feature fireplace, a separate dining room and a modern kitchen. Upstairs there are three good size bedrooms and a family bathroom. Outside there are gardens to the front and rear, along with a detached garage and car port. Waddon station and good schools can be found closeby.

GROUND FLOOR
704 sq. ft. (65.2 sq. m.) approx.



1ST FLOOR
569 sq. ft. (52.3 sq. m.) approx.



TOTAL FLOOR AREA: 1274 sq. ft. (118.3 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 17' 3" x 12' 4" (5.26m x 3.76m)

DINING ROOM 14' 1" x 10' 10" (4.29m x 3.3m)

KITCHEN 10' 8" x 7' 10" (3.25m x 2.39m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 16' 5" x 12' 10" (5m x 3.91m)

BEDROOM 2 14' 1" x 11' 6" (4.29m x 3.51m)

BEDROOM 3 10' 10" x 6' 7" (3.3m x 2.01m)

BATHROOM

FRONT AND REAR GARDENS

GARAGE AND CAR PORT AT THE REAR

CLOSE TO PURLEY WAY SHOPPING

LOCAL BUS AND RAIL LINKS



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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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