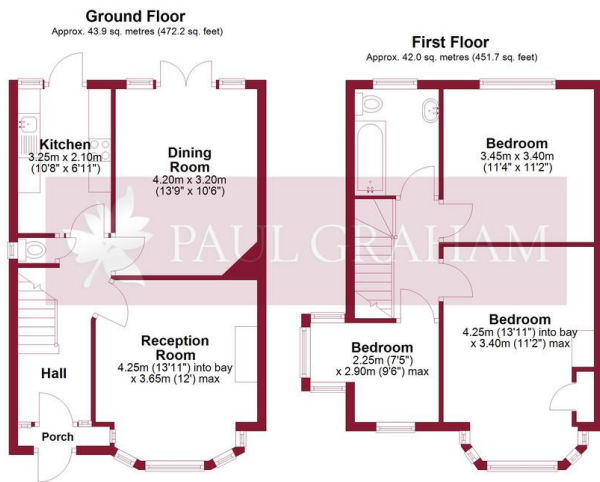




4 Bristow Road, Beddington, CR0 4QQ | **Guide Price £575,000 Freehold**

Paul Graham are pleased to market this well presented 3 bedroom semi detached house. Situated on a quiet residential road close to a range of popular schools. The property benefits from 2 reception rooms and a separate kitchen, The first floor has 3 good size bedrooms and a family bathroom. Off street parking and a good size rear garden. Viewing recommended.



Total area: approx. 85.8 sq. metres (923.9 sq. feet)
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
 Plan produced using PlanUp.

ENTRANCE PORCH

ENTRANCE HALL

GROUND FLOOR WC

RECEPTION 1 14' 1" x 12' (4.29m x 3.66m)

RECEPTION 2 13' 9" x 10' 5" (4.19m x 3.18m)

KITCHEN 10' 6" x 6' 10" (3.2m x 2.08m)

LANDING

BEDROOM 1 14' 2" x 11' (4.32m x 3.35m)

BEDROOM 2 11' 3" x 11' (3.43m x 3.35m)

BEDROOM 3 9' 4" x 7' 4" (2.84m x 2.24m)

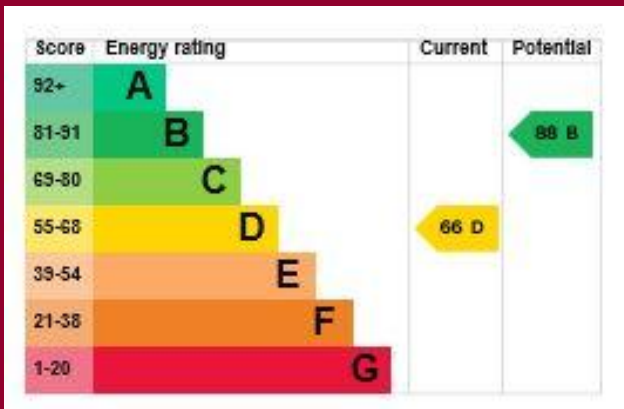
FAMILY BATHROOM 7' 10" x 6' 4" (2.39m x 1.93m)

OFF ROAD PARKING

LARGE REAR GARDEN



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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