

1 Salcott Road, Beddington, Surrey, CR0 4PS
£815,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham is delighted to present this superb family house which has undergone full renovation by the current owners who have created a fabulous family home, with a separate living room at the front. The heart of home is the large open plan kitchen/family/dining room at the rear of the property with a bespoke fitted kitchen with underfloor heating and bi-folding doors out to the rear garden, creating an ideal space for entertaining. The kitchen has a range of integrated Miele and Neff appliances including double ovens, warming drawers and dishwasher.

There is also a separate utility room and WC. Stairs lead up to the first floor which boasts four bedrooms (three being doubles), one benefits from an en-suite shower room. The spacious family bathroom has been refitted in an art-deco inspired style. There are gardens at the front and rear and a driveway at the front leading to the garage. No onward chain.

Salcott Road is a popular tree lined no through road which is within easy reach of a selection of good schools including Wilson's, Wallington County Grammar and Beddington Infants. Positioned next to the bridle path and River Wandle, Beddington Park is within easy reach and for commuters, both Waddon station and tram stop provide links to London and beyond.



ROOMS

ENTRANCE HALL

LIVING ROOM 15' 3" x 12' 6" (4.65m x 3.81m)

KITCHEN/DINING/FAMILY ROOM 26' 11" x 23' 11" (8.2m x 7.29m)

UTILITY ROOM

SEPARATE WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 7" x 12' 6" (4.75m x 3.81m)

BEDROOM 2 13' 3" x 12' 6" (4.04m x 3.81m)

BEDROOM 3 13' 4" x 8' 8" (4.06m x 2.64m)

EN SUITE SHOWER ROOM

BEDROOM 4 8' 1" x 7' 10" (2.46m x 2.39m)

BATHROOM

REAR GARDEN

FRONT GARDEN

DRIVEWAY WITH PARKING

GARAGE 11' 11" x 8' 10" (3.63m x 2.69m)

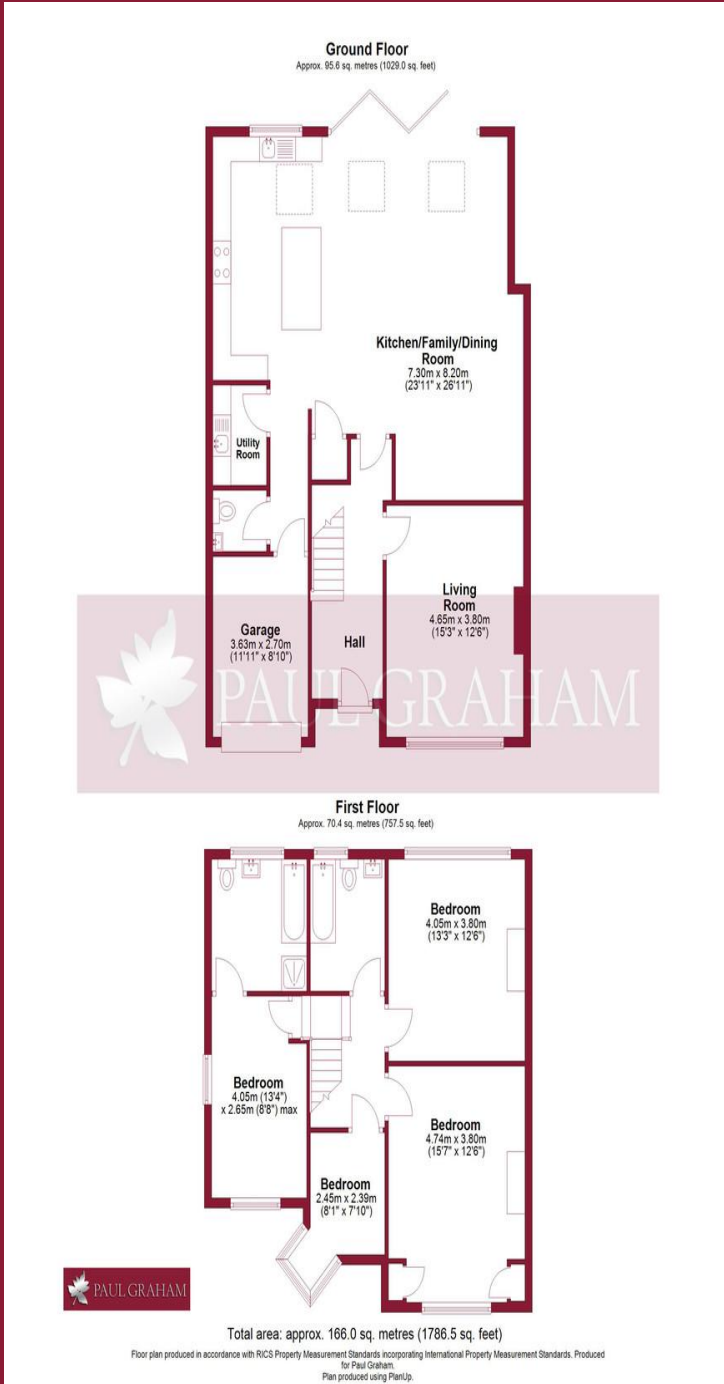
NO CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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