



PAUL GRAHAM



60 Beddington Grove, Wallington, Surrey, SM6 8LD | **£540,000 Freehold**

This attractive mid terrace family house is situated within a short walk of Mellows Park and a selection of excellent schools. The property boasts a wealth of character, and a viewing is advised. Wallington town centre is within walking distance and has a good range of shops and amenities. Wallington station offers rail links to London Bridge and London Victoria whilst local bus routes serve nearby Sutton and Croydon town centres.



Total area: approx. 100.8 sq. metres (1084.9 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 HALL**

**LOUNGE** 12' 6" x 11' 4" (3.81m x 3.45m)

**DINING ROOM** 11' 8" x 13' max" (3.56m x NaNm)

**KITCHEN** 12' 1" x 13' 1" (3.68m x 3.99m)

**STUDY AREA/WORKSPACE** 4' 6" x 3' 4" (1.37m x 1.02m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 2** 13' 2" x 10' 6" (4.01m x 3.2m)

**BEDROOM 3** 11' 10" x 7' 10" (3.61m x 2.39m)

**FAMILY BATHROOM**

**STAIRS TO THE TOP FLOOR**

**BEDROOM 1** 16' 9" x 8' 6" (5.11m x 2.59m)

**EN SUITE SHOWER ROOM** 6' 2" x 4' 9" (1.88m x 1.45m)

**LANDSCAPED REAR GARDEN**

**FRONT GARDEN**

**CLOSE TO EXCELLENT SCHOOLS AND PARKS**



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	63 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