



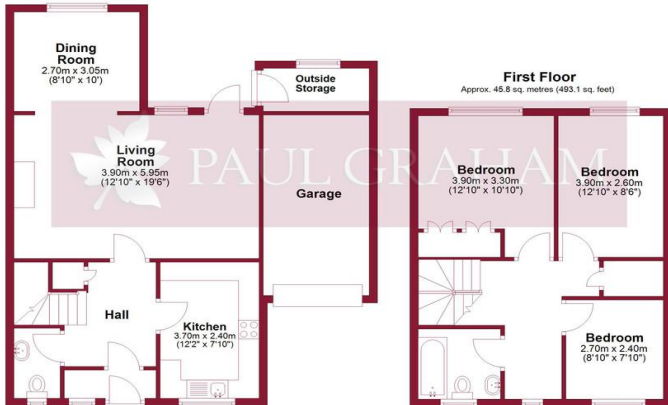
PAUL GRAHAM



2a Aldwick Road, Beddington, Surrey, CR0 4PL | **£585,000 Freehold**

Situated in a popular no through road, this semi detached family home boasts a well presented interior offering good size accommodation leading to the garage, and there is a well maintained rear garden. Aldwick Road is a popular no through road which is located within easy reach of a range of excellent schools including Wallington County Grammar. Ideally positioned for commuters, local bus, rail and tram links provide access into London and beyond. Viewing advised.

**Ground Floor**  
Approx. 70.7 sq. metres (761.3 sq. feet)



**Total area: approx. 116.5 sq. metres (1254.5 sq. feet)**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanIt.

**ENTRANCE PORCH**

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**LIVING ROOM 19' 5" x 12' 9" (5.92m x 3.89m)**

**DINING ROOM 9' 9" x 8' 9" (2.97m x 2.67m)**

**WC**

**KITCHEN 12' 1" x 7' 9" (3.68m x 2.36m)**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1 12' 10" x 10' 8" (3.91m x 3.25m)**

**BEDROOM 2 12' 10" x 8' 4" (3.91m x 2.54m)**

**BEDROOM 3 8' 10" x 7' 1" (2.69m x 2.16m)**

**BATHROOM**

**FRONT AND REAR GARDENS**

**DRIVEWAY AND GARAGE**



**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	62 D	
39-54	E		
21-38	F		
1-20	G		

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