

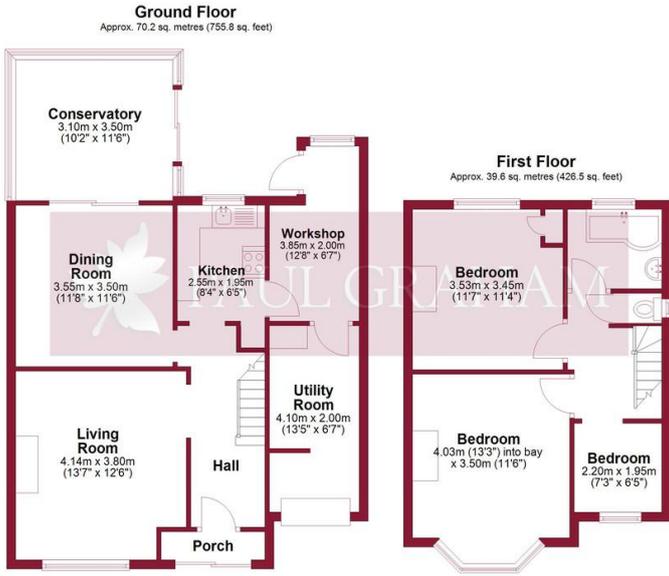


PAUL GRAHAM



28 Wandle Court Gardens, Beddington, Surrey, CR0 4SR | **£515,000 Freehold**

Offered with No Chain this attractive family house is located in a quiet cul de sac within easy reach of Beddington Park which is popular with families as good selection of schools can be found closeby including Beddington Primary, Beddington Infants and Wallington County Grammar. The property which boasts good size accommodation also offers the new owners the potential to extend (STPP).



Total area: approx. 109.8 sq. metres (1182.3 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.

**PORCH**

**ENTRANCE HALL**

**LIVING ROOM** 13' 7" x 12' 6" (4.14m x 3.81m)

**DINING ROOM** 11' 8" x 11' 6" (3.56m x 3.51m)

**CONSERVATORY** 11' 6" x 10' 2" (3.51m x 3.1m)

**KITCHEN** 8' 4" x 6' 5" (2.54m x 1.96m)

**UTILITY ROOM** 13' 5" x 6' 7" (4.09m x 2.01m)

**FIRST FLOOR**

**BEDROOM** 13' 3" x 11' 6" (4.04m x 3.51m)

**BEDROOM** 11' 7" x 11' 4" (3.53m x 3.45m)

**BEDROOM** 7' 3" x 6' 5" (2.21m x 1.96m)

**BATHROOM**

**WC**

**WORKSHOP** 12' 8" x 6' 7" (3.86m x 2.01m)

**DRIVEWAY**

**ESTABLISHED GARDEN**

**NO CHAIN**



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

**WALLINGTON**

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