

47 Beddington Grove, Wallington, Surrey, SM6 8LB | **£485,000 Freehold**

A charming period two bedroom terraced home offering a blend of character and modern comfort, ideally located in a highly sought after residential road close to Mellows Park and close to a selection of well-regarded schools for most ages. With many character features, the property delivers a warm, inviting feel and would make a perfect first home or investment purchase.

ENTRANCE HALL

LOUNGE 12' 10" x 10' 2" (3.91m x 3.1m)

DINING ROOM 11' 6" x 10' 1" (3.51m x 3.07m)

KITCHEN 11' 6" x 8' (3.51m x 2.44m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 7" x 10' 4" (4.14m x 3.15m)

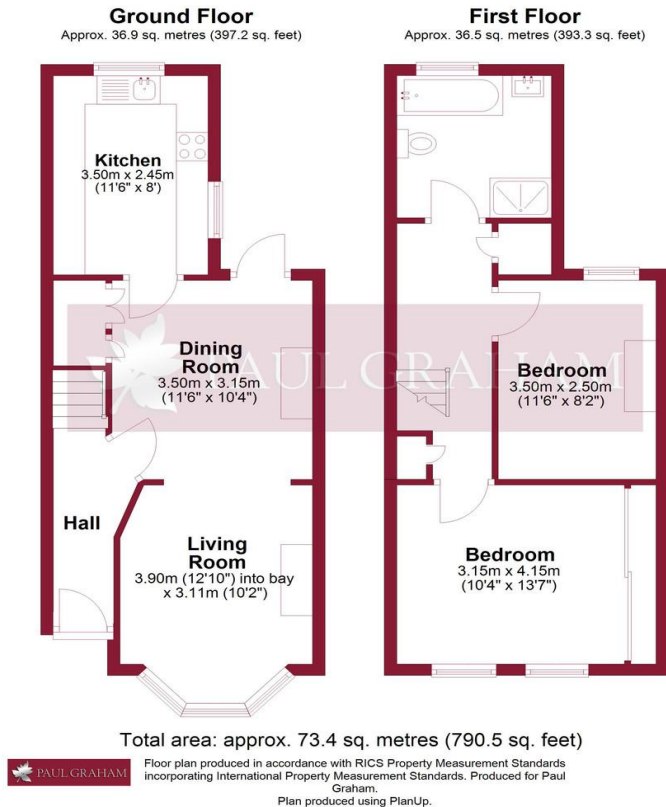
BEDROOM 2 11' 6" x 8' 2" (3.51m x 2.49m)

BATHROOM

OFF STREET PARKING

LOW MAINTENANCE GARDEN

CLOSE TO EXCELLENT SCHOOLS



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

WALLINGTON

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