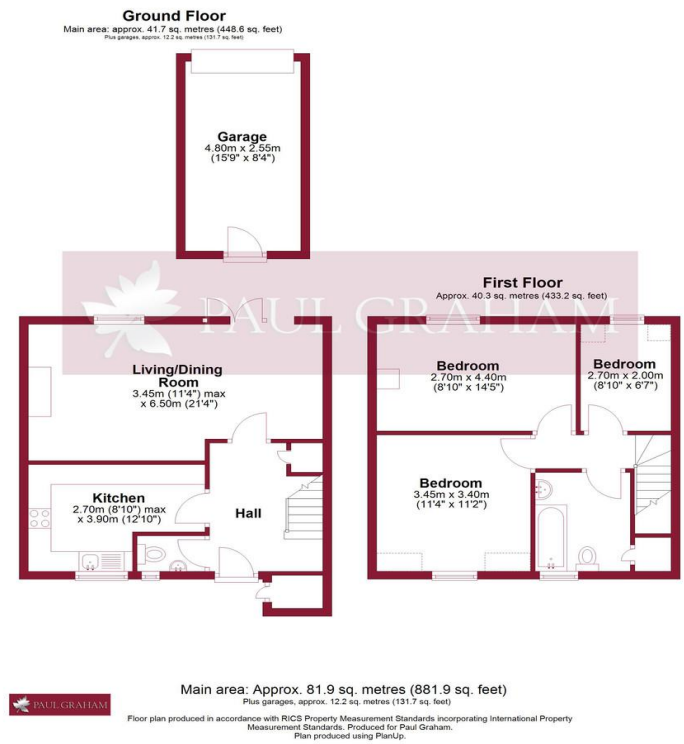
11 Beddington Park Cottages, Church Road, Wallington, Surrey, SM6 7NN | **£575,000**

Paul Graham are delighted to offer this well presented three bedroom mid terrace family home superbly located within the historic setting of Beddington Park, enjoying attractive park views and a peaceful surroundings. This bright and spacious property features a modern contemporary kitchen, a generous lounge/diner ideal for both relaxing and entertaining, and a convenient downstairs WC. To the rear, a private courtyard garden provides direct access to the garage.



ENTRANCE HALL

LOUNGE/DINER 21' 4" x 11' 4" (6.5m x 3.45m)

KITCHEN 12' 10" x 8' 10" (3.91m x 2.69m)

WC

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 14' 5" x 8' 10" (4.39m x 2.69m)

BEDROOM 2 11' 4" x 11' 2" (3.45m x 3.4m)

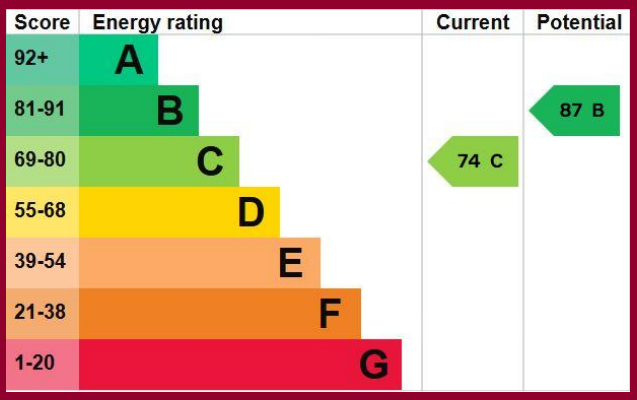
BEDROOM 3 8' 10" x 6' 7" (2.69m x 2.01m)

BATHROOM

COURTYARD GARDEN

GARAGE 15' 9" x 8' 4" (4.8m x 2.54m)

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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