



PAUL GRAHAM



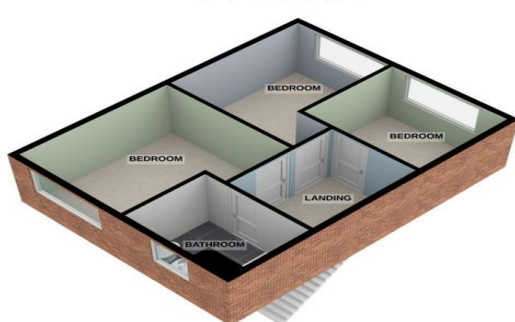
1 Richmond Green, Beddington, Surrey, CR0 4SA | **Guide Price £400,000**

Paul Graham are pleased to market this 3 bedroom end of terrace house, situated in a quiet leafy residential area. Close to Purley Way and all the local amenities including Waddon Train station, good Schools, tramline and a range of shops. The property has a nice front garden and rear garden has a patio and lawn area and off street parking at the back. Benefiting from 17ft reception room with a separate kitchen and a ground floor WC. The first floor has 3 bedrooms and a family bathroom. Viewing is recommended.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

RECEPTION ROOM 17' 7" x 13' 5" (5.36m x 4.09m)

KITCHEN 9' 9" x 9' 8" (2.97m x 2.95m)

LANDING

BEDROOM 1 11' 10" x 10' 10" (3.61m x 3.3m)

BEDROOM 2 11' 5" x 8' 2" (3.48m x 2.49m)

BEDROOM 3 9' 1" x 8' 2" (2.77m x 2.49m)

BATHROOM 8' x 6' 5" (2.44m x 1.96m)

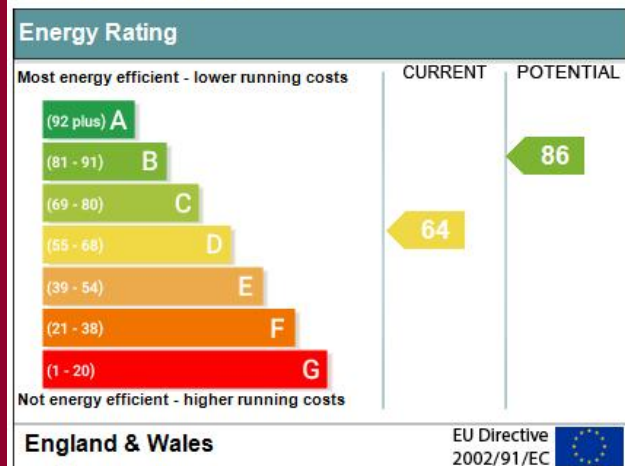
OFF STREET PARKING

FRONT AND REAR GARDEN



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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