



15 Beddington Lane, Beddington, Surrey, CR0 4TG | **£325,000**

Offered for sale with onward chain this end of terrace house is located within a short distance of Beddington Primary school. The accommodation is comprised of: entrance hall, lounge, conservatory, fitted kitchen and bathroom. Upstairs there are two bedrooms, the master bedroom benefits from an en suite shower room. Outside there is a good size rear garden.

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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. Made with Metropix © 2020

ENTRANCE HALL

LOUNGE 15' 1" x 12' 7" (4.6m x 3.84m)

KITCHEN 15' 5" x 6' 10" (4.7m x 2.08m)

CONSERVATORY 14' 2" x 8' 3" (4.32m x 2.51m)

BATHROOM 11' 5" x 9' 3" (3.48m x 2.82m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 12' 4" x 7' (3.76m x 2.13m)

EN SUITE SHOWER ROOM

BEDROOM 2 11' 2" x 9' 9" (3.4m x 2.97m)

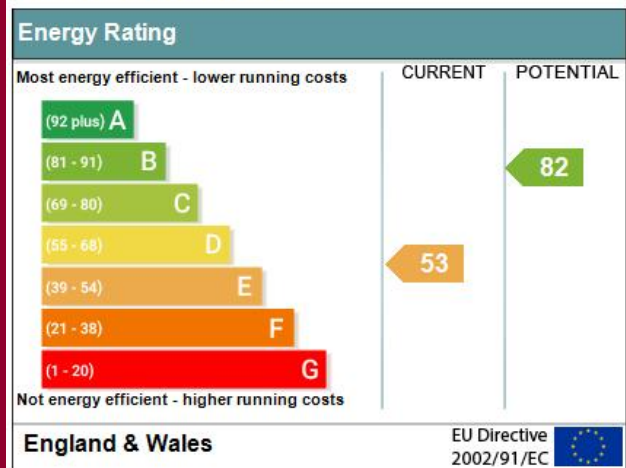
GOOD SIZE GARDEN



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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