



PAUL GRAHAM

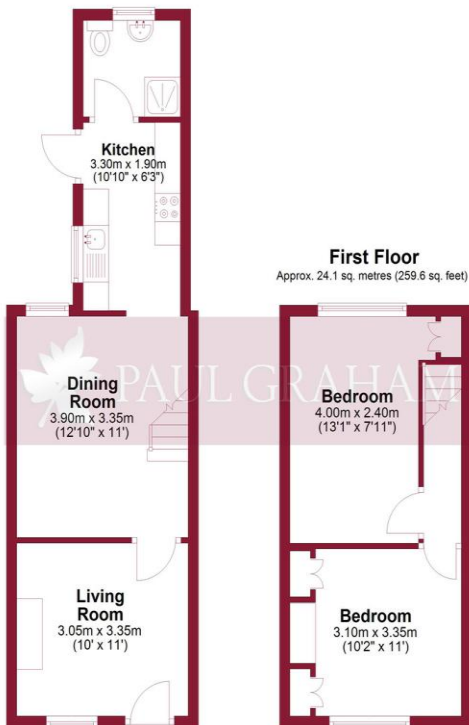


25 Richmond Road, Beddington, Surrey, CR0 4SQ | **Guide Price £367,500 Freehold**

Offered for sale with no chain this period cottage has been updated by the current owner and is within easy reach of shops and bus routes. This charming cottage boasts two reception rooms, a refitted kitchen and modern shower room on the ground floor. Whilst upstairs there are two double bedrooms. The rear garden has a paved seating area and flower borders.

## Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



## First Floor

Approx. 24.1 sq. metres (259.6 sq. feet)

Total area: approx. 58.4 sq. metres (628.4 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.

## FRONT DOOR

**LOUNGE** 11' x 10' (3.35m x 3.05m)

**DINING ROOM** 12' 10" x 11' (3.91m x 3.35m)

**KITCHEN** 10' 10" x 6' 3" (3.3m x 1.91m)

## SHOWER ROOM

## STAIRS TO THE FIRST FLOOR

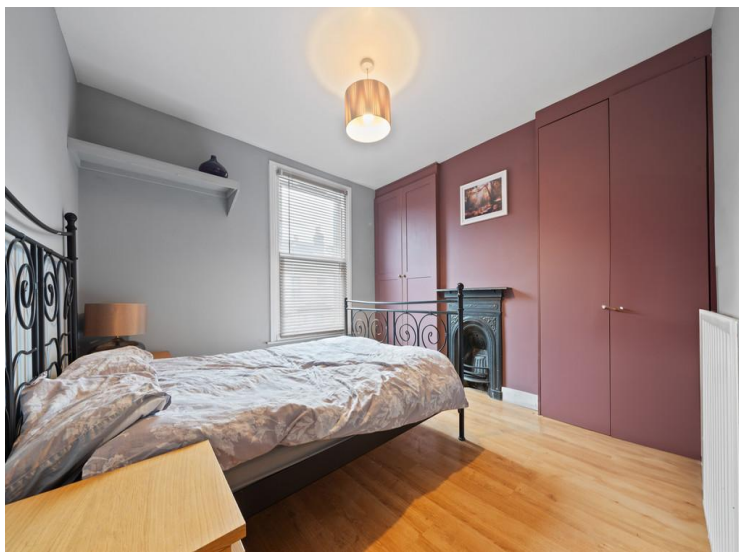
**BEDROOM 1** 13' 1" x 7' 11" (3.99m x 2.41m)

**BEDROOM 2** 11' x 10' 2" (3.35m x 3.1m)

## GOOD SIZE REAR GARDEN

## CLOSE TO SHOPS AND BUS ROUTES

## 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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