



**Beddington Grove, Wallington, Surrey, SM6 8LB**  
**Offers in Excess of £450,000**

**A rare opportunity to acquire this three bedroom end of terrace property, offering spacious accommodation, including a 18ft x 17ft open plan kitchen/diner and a large front reception. The property is ideally located close to Bandon Hill Primary School and Mellows Park, as well as local shops and excellent transport links.**





**\*Block Paved Driveway  
\*Modern Kitchen and Bathroom  
\*Well Maintained \*Convenient Location**

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**Enclosed Entrance Porch**

**Front Door to:**

**Entrance Hall**

**Reception Room - 15' 0" max x 14' 6" into bay  
(4.57m x 4.42m)**

**Kitchen/Dining Room - 18' 2" max x 17' 8" max  
(5.53m x 5.38m)**  
Door to garden.

**Stairs to First Floor Landing**

**Bedroom One - 13' 1" max x 13' 0" max (3.98m x  
3.96m)**

**Bedroom Two - 12' 0" max x 11' 6" max (3.65m x 3.50m)**

**Bedroom Three - 7' 0" x 5' 8" (2.13m x 1.73m)**

**Family Bathroom**

**Outside**

Rear garden extending to approx. 40ft.

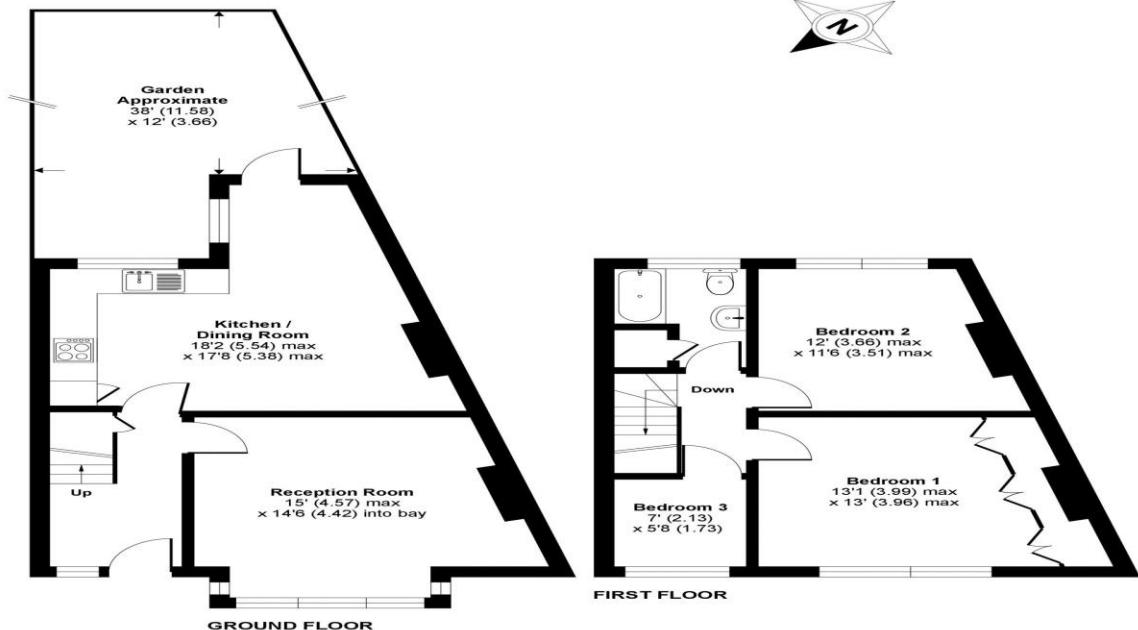
**To Front:**

**Driveway for Off Road Parking**

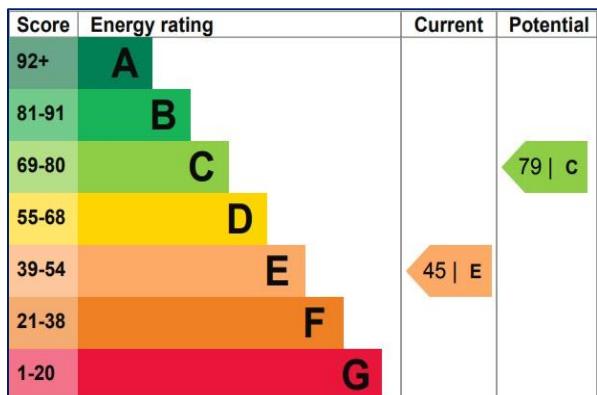


## Beddington Grove, Wallington, SM6

Approximate Area = 911 sq ft / 85 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecon 2021.  
Produced for Cromwells Estate Agents. REF: 720006



**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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