



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**

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.

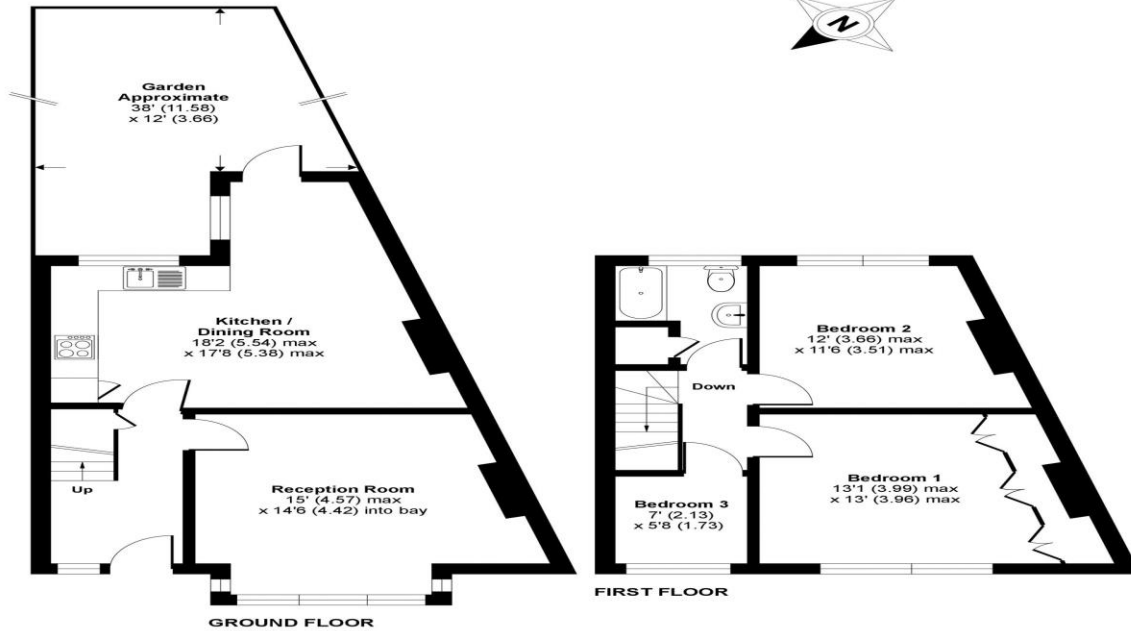
To Front:

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). © richcom 2021. Produced for Cromwells Estate Agents. REF: 720006

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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