



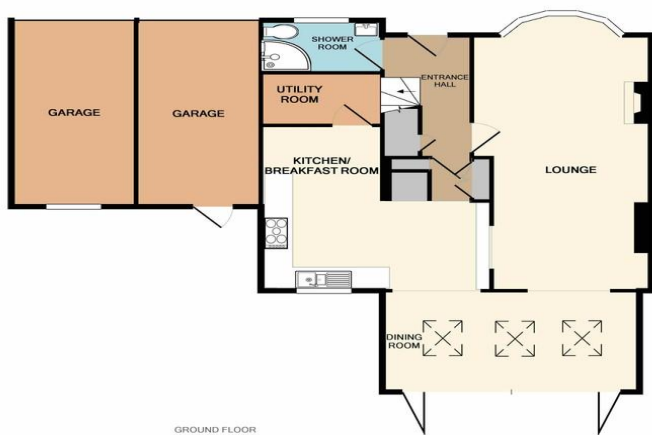
PAUL GRAHAM



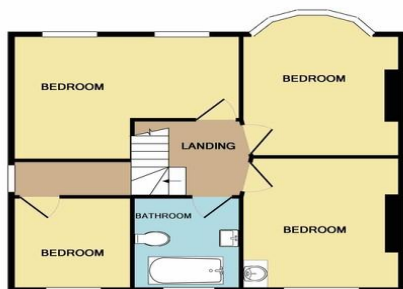
43 Cedars Road, Beddington, CR0 4PU | **Guide Price £529,950**

Paul Graham estate agents are delighted to offer for sale an extended 4 bedroom semi-detached family home with a double garage to the side and off road parking. The property benefits from a double storey and rear extension with by-fold doors leading to the garden, large kitchen with utility room, downstairs shower room and 4 good size bedrooms and family bathroom. Located close to reputable schools, shopping parades and Waddon station.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1141 SQ.FT.  
(106.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 652 SQ.FT.  
(60.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2018)

## ENTRANCE HALL

LIVING ROOM 27' 0" x 12' 5" (8.23m x 3.78m)

DINING ROOM 18' 0" x 9' 6" (5.49m x 2.9m)

KITCHEN 13' 1" x 15' 7" (3.99m x 4.75m)

UTILITY ROOM 7' 8" x 4' 9" (2.34m x 1.45m)

SHOWER ROOM 7' 9" x 4' 9" (2.36m x 1.45m)

## LANDING

BEDROOM 1 14' 3" x 11' 2" (4.34m x 3.4m)

BEDROOM 2 12' 11" x 10' 10" (3.94m x 3.3m)

BEDROOM 3 16' 10" x 11' 7" (5.13m x 3.53m)

BEDROOM 4 8' 5" x 7' 8" (2.57m x 2.34m)

BATHROOM 8' 9" x 7' 7" (2.67m x 2.31m)

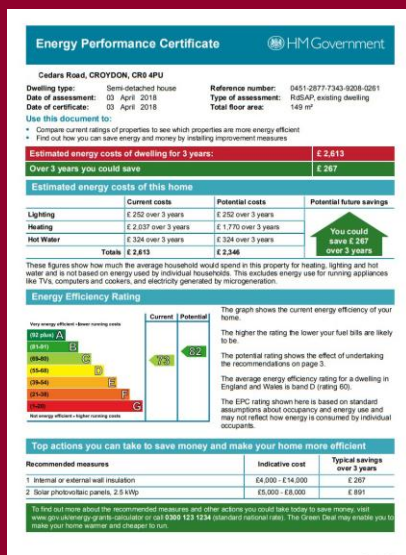
## GARDEN

## DOUBLE GARAGE

## OFF ROAD PARKING



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.



## CARSHALTON

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## WALLINGTON

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