

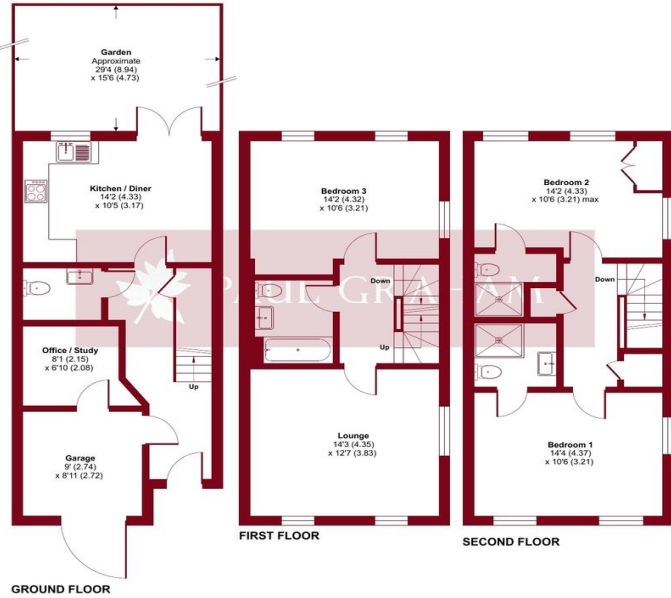


2 Felnax Avenue, Hackbridge, Surrey, SM6 7DP | **£650,000 Freehold**

Built in 2017 by David Wilson Homes, Paul Graham are delighted to present this well presented end of terrace town house which is located on the popular New Mill Quarter development. The accommodation which is laid out over three floors boasts a good size kitchen/diner, good size lounge, three double bedrooms and three bath/shower rooms. Viewing advised.

Felnex Avenue, Wallington, SM6

Approximate Area = 1262 sq ft / 117.2 sq m
 Garage = 80 sq ft / 7.4 sq m
 Total = 1342 sq ft / 124.6 sq m
 For identification only - Not to scale



ENTRANCE HALL

KITCHEN/DINING ROOM 14' 2" x 10' 5" (4.32m x 3.18m)

OFFICE (REAR OF GARAGE) 8' 1" x 6' 10" (2.46m x 2.08m)

WC

STAIRS TO THE 1ST FLOOR

LANDING

LOUNGE 14' 3" x 12' 7" (4.34m x 3.84m)

BEDROOM 3 14' 2" x 10' 6" (4.32m x 3.2m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 1 14' 4" x 10' 8" (4.37m x 3.25m)

ENSUITE SHOWER ROOM

BEDROOM 2 14' 2" x 10' 6" (4.32m x 3.2m)

EN SUITE SHOWER ROOM

LANDING

GAR AGE - PART CONVERTED 9' 0" x 8' 11" (2.74m x 2.72m)

ENCLOSED GARDEN

OFF STREET PARKING

Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024. Produced for Paul Graham. REF: 1182705.



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		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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