

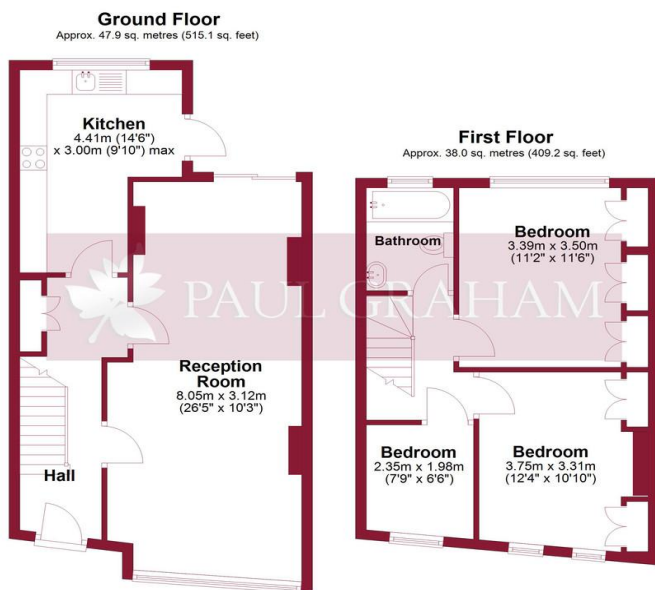


PAUL GRAHAM



27 Hackbridge Road, Wallington, Surrey, SM6 7AY | **£485,000 Freehold**

This attractive mid terrace family house is conveniently positioned for Hackbridge primary school and local shops. Hackbridge station is a short walk and offers links to London. The property has a well presented interior including a modern fitted kitchen. Other benefits including a large garden and further scope to extend. Viewing advised.



ENTRANCE HALL

LOUNGE/DINING ROOM 27' 5" x 11' 10" (8.36m x 3.61m)

MODERN FITTED KITCHEN 14' 3" x 9' 9" (4.34m x 2.97m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' x 10' 5" (3.35m x 3.18m)

BEDROOM 2 12' 5" x 9' 2 plus depth of wardrobes" (3.78m x 2.79m)

BEDROOM 3 7' 8" x 6' 7" (2.34m x 2.01m)

BATHROOM

LARGE REAR GARDEN

FRONT GARDEN

CLOSE TO LOCAL SHOPS



Total area: approx. 85.9 sq. metres (924.3 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.



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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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