

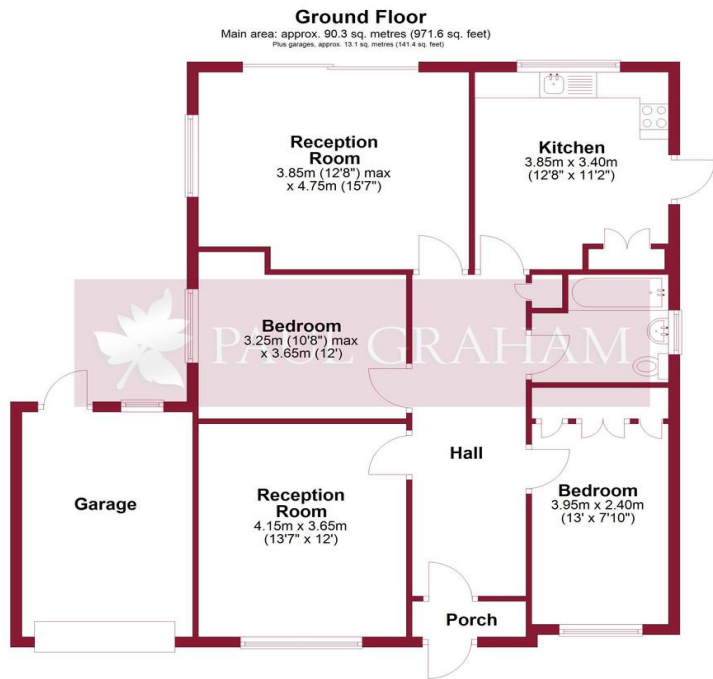


PAUL GRAHAM



Woodside, Medland Close, Hackbridge, Surrey, SM6 7BH | **Guide Price £587,500**

Paul Graham are pleased to market this 3 bedroom detached bungalow on a private road close to Hackbridge train station and schools. Benefitting from 3 double bedrooms, 15ft reception, 12ft kitchen and a family bathroom. The property also has a front garden with hardstanding leading to an attached garage, there is also a low maintenance rear garden. Viewing is recommended on this no chain property.



Main area: Approx. 90.3 sq. metres (971.6 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.4 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.

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ROOM 15' 7" x 12' 8" (4.75m x 3.86m)

KITCHEN 12' 8" x 11' 2" (3.86m x 3.4m)

BEDROOM 1 13' 7" x 12' (4.14m x 3.66m)

BEDROOM 2 12' 0" x 10' 8" (3.66m x 3.25m)

BEDROOM 3 13' 0" x 7' 10" (3.96m x 2.39m)

BATHROOM 6' 11" x 5' 5" (2.11m x 1.65m)

FRONT GARDEN

HARD STANDING LEADING TO GARAGE

REAR GARDEN

PRIVATE ROAD

CLOSE TO HACKBRIDGE STATION AND LOCAL SHOPS

NO CHAIN



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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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