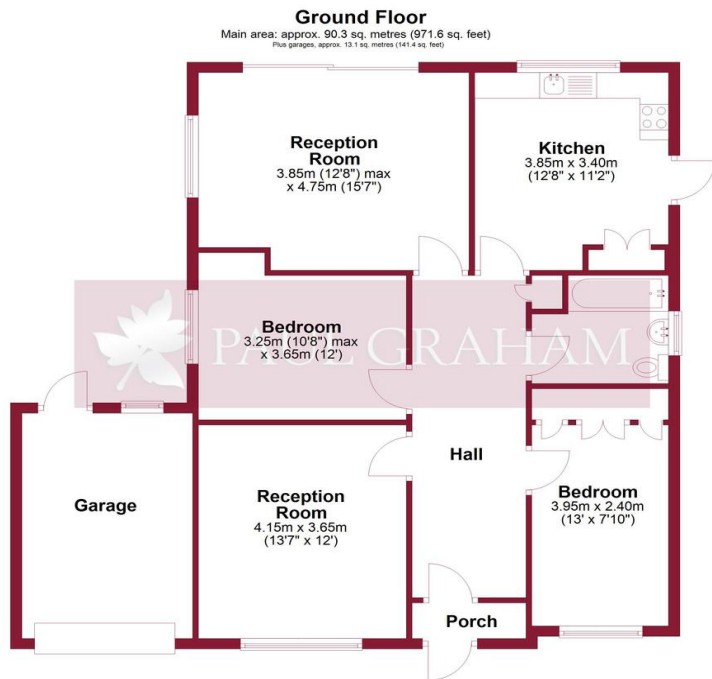




Woodside, Medland Close, Hackbridge, Surrey, SM6 7BH | **£575,750 Freehold**

Situated in a quiet private residential cul de sac in Hackbridge close to local shops and station, this three bedroom detached bungalow is offered for sale with no chain. The generous accommodation comprises a good size entrance hall leading to a spacious lounge and kitchen/diner which both enjoys views over the rear garden. There are three double bedrooms and bathroom. The sunny low maintenance garden extends to two sides and also provides pedestrian access into the garage.



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

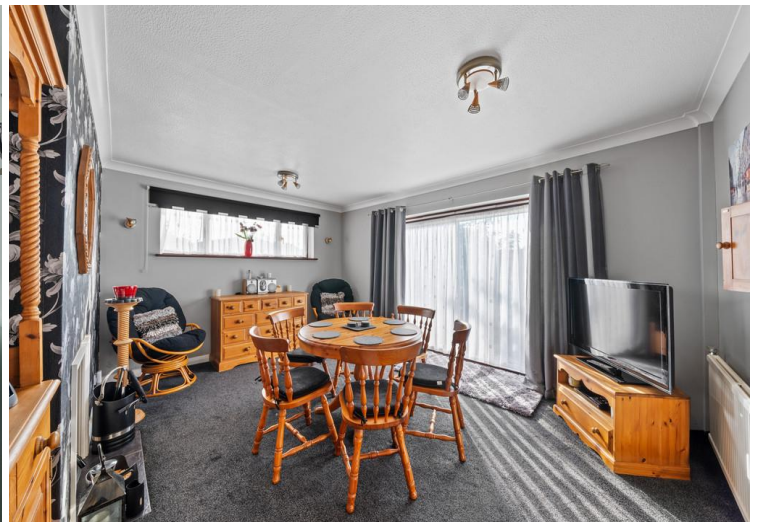
HARD STANDING LEADING TO GARAGE

REAR GARDEN

PRIVATE ROAD

CLOSE TO TRAINS

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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