

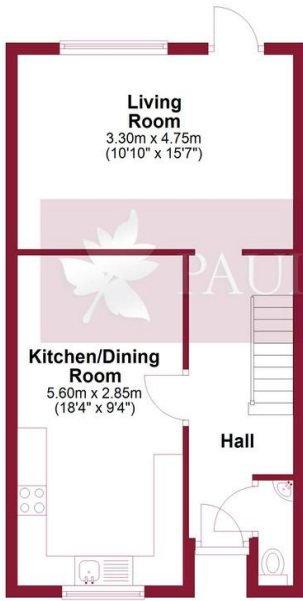


8 Prince Charles Way, Wallington, Surrey, SM6 7BP | **Guide Price £435,000 Freehold**

Paul Graham are pleased to market this 3 bedroom end of terrace family house. The ground floor has a WC, 18ft kitchen/diner and a good size reception room with doors out to the garden. The first floor has 3 bedrooms and a family bathroom. The property also comes with an allocated parking space and is situated on a quiet residential road close to Hackbridge train station. Viewing is recommended.

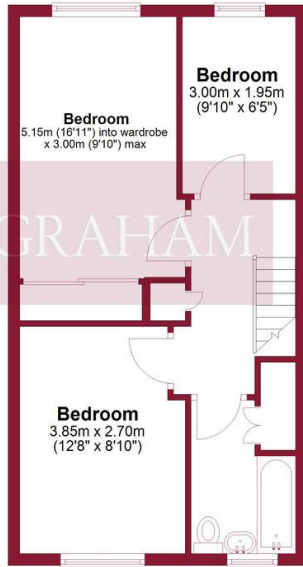
Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 84.9 sq. metres (914.2 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.



FRONT GARDEN

ENTRANCE HALL

GROUND FLOOR WC

KITCHEN/DINER 18' 4" x 9' 3" (5.59m x 2.82m)

RECEPTION ROOM 15' 7" x 10' 9" (4.75m x 3.28m)

LANDING

BEDROOM 1 16' 9" x 8' 10" (5.11m x 2.69m)

BEDROOM 2 12' 7" x 8' 10" (3.84m x 2.69m)

BEDROOM 3 9' 8" x 6' 7" (2.95m x 2.01m)

FAMILY BATHROOM 8' 6" x 6' 4" (2.59m x 1.93m)

REAR GARDEN

ALLOCATED 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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