



## 6 Hackbridge Park Gardens, Carshalton, SM5 2HD | Guide Price £575,000 Freehold

A stunning 3 bedroom semi-detached house located in the highly sought after no through road of Hackbridge Park Gardens. Presented in excellent condition throughout and ideally situated for both Hackbridge and Carshalton station as well as well-regarded local schools.

The property features include an open plan kitchen/dining room with a separate sitting room, gas central heating, upstairs family bathroom garden with side access and off road parking. Located on a popular and quiet residential cul de sac in a secluded spot with Dale Park Recreation Ground located around the corner, the property is also close to reputable schooling, transport links, shops and nature walks.



## Hackbridge Park Gardens, Carshalton, SM5

Approximate Area = 838 sq ft / 77.8 sq m  
For identification only - Not to scale

## ENTRANCE HALL

**SITTING ROOM** 12' 3" x 11' 9" (3.73m x 3.58m)

**KITCHEN/DINING ROOM** 17' 7" x 11' 7" (5.36m x 3.53m)

## LANDING

**BEDROOM 1** 12' 5" x 11' 7" (3.78m x 3.53m) Into bay.

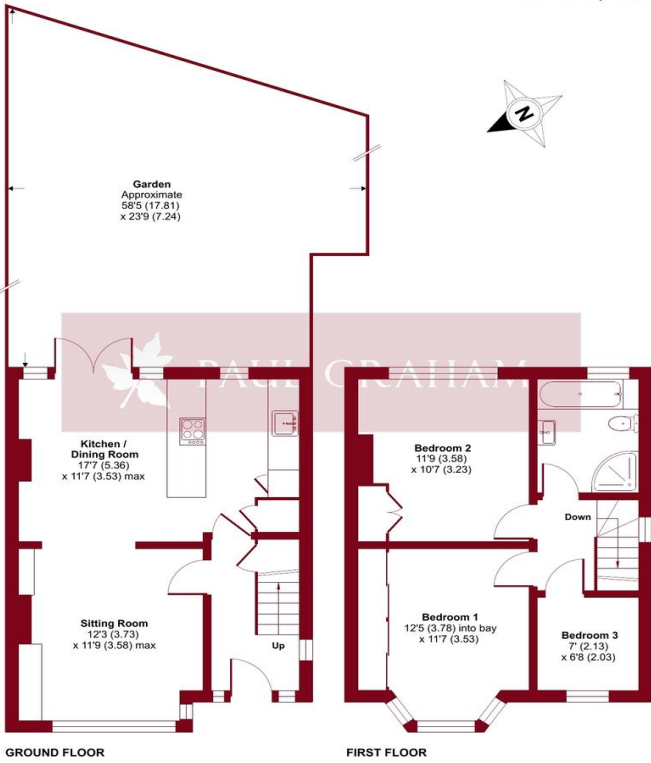
**BEDROOM 2** 11' 9" x 10' 7" (3.58m x 3.23m)

**BEDROOM 3** 7' x 6' 8" (2.13m x 2.03m)

## BATHROOM

**GARDEN** 58' 5" x 23' 9" (17.81m x 7.24m) Approx

**HARDSTANDING TO FRONT**



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/recom 2024.  
Produced for Paul Graham, REF: 1137274



**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	66 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. [carshalton@paulgraham.co.uk](mailto:carshalton@paulgraham.co.uk)

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. [wallington@paulgraham.co.uk](mailto:wallington@paulgraham.co.uk)