



4 Wandle Road, Hackbridge, Surrey, SM6 7ET | **Guide Price £465,000 Freehold**

Paul Graham are pleased to market this 3 bedroom semi detached Victorian house. The property has a through lounge with access to the garden, Through the kitchen leads to an inner hall which has access to the ground floor bathroom and again to the garden. The first floor has the 3 bedrooms which have recently been redecorated by the current owner. Situated on a residential road close to Hackbridge Train Station and a range of local shops and amenities. Viewing is recommended.

**ENTRANCE PORCH**

**ENTRANCE HALL**

**RECEPTION ROOM 25' 1" x 9' 10" (7.65m x 3m)**

**KITCHEN 10' 2" x 7' 5" (3.1m x 2.26m)**

**INNER HALL**

**BATHROOM**

**LANDING**

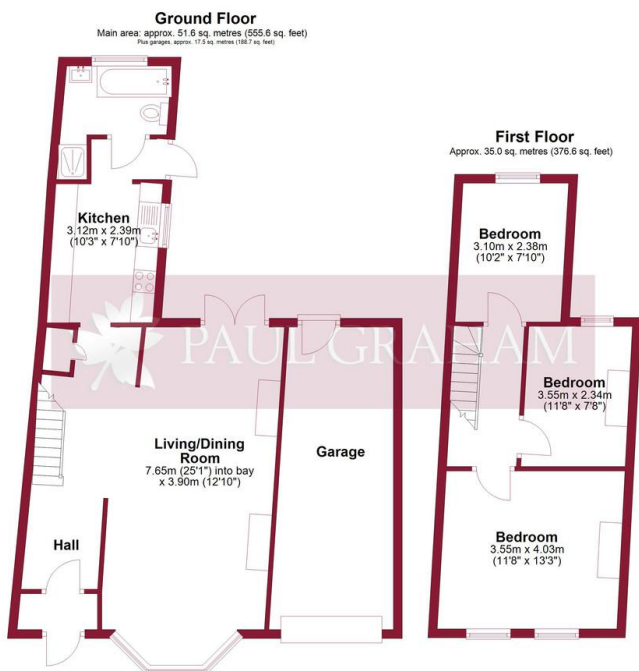
**BEDROOM 1 12' 11" x 11' 6" (3.94m x 3.51m)**

**BEDROOM 2 11' 8" x 7' 8" (3.56m x 2.34m)**

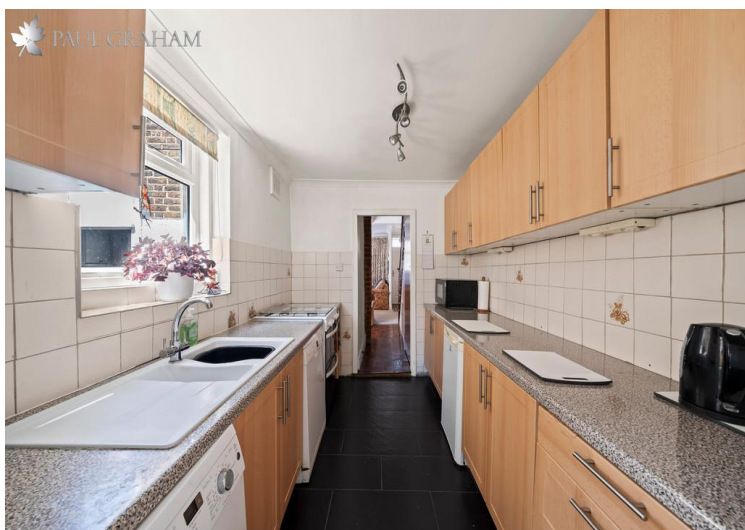
**BEDROOM 3 10' 2" x 7' 5" (3.1m x 2.26m)**

**FRONT & REAR GARDEN**

**GARAGE TO SIDE 22' 3" x 12' 2" reducing to 5' 4" (6.78m x 3.71m)**



Main area: Approx. 86.6 sq. metres (932.2 sq. feet)  
 Plus garages, approx. 17.5 sq. metres (188.7 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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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