



11 Centurion Court, Park Road, Hackbridge, Surrey, SM6 7GH | £430,000 Freehold

A well presented modern two bedroom end of terrace house, ideally situated within easy reach of Hackbridge Station, local shops and everyday amenities. Offering comfortable, low maintenance living, the property would make an excellent choice for first-time buyers. Located close to a selection of local schools and Beddington Park.

ENTRANCE HALL

LOUNGE 11' 10" x 11' 6" (3.61m x 3.51m)

DINING ROOM 8' 11" x 8' 3" (2.72m x 2.51m)

KITCHEN 8' 3" x 6' 11" (2.51m x 2.11m)

STAIRS TO THE FIRST FLOOR

LANDING

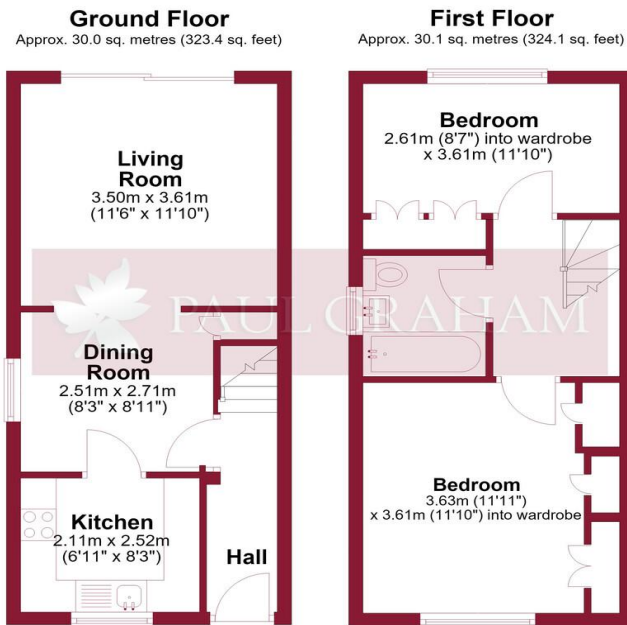
BEDROOM 1 11' 11" x 11' 10" into wardrobes" (3.63m x 3.61m)

BEDROOM 2 11' 10" x 8' 7" (3.61m x 2.62m)

BATHROOM

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

WALLINGTON

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