



12 Primrose Close, Hackbridge, Surrey, SM6 7HJ | **Offers Over £420,000 Freehold**

This beautifully presented two bedroom terrace house is located in a no through road close to both Hackbridge and Mitcham Junction stations. The property which has been updated by the current owners provides stylish open plan living, low maintenance southerly aspect garden and garage.

ENTRANCE HALL

RECEPTION ROOM 18' 8" x 12' 2" (5.69m x 3.71m)

KITCHEN 8' 2" x 5' 11" (2.49m x 1.8m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 2 max" x 11' 10" (3.71m x 3.61m)

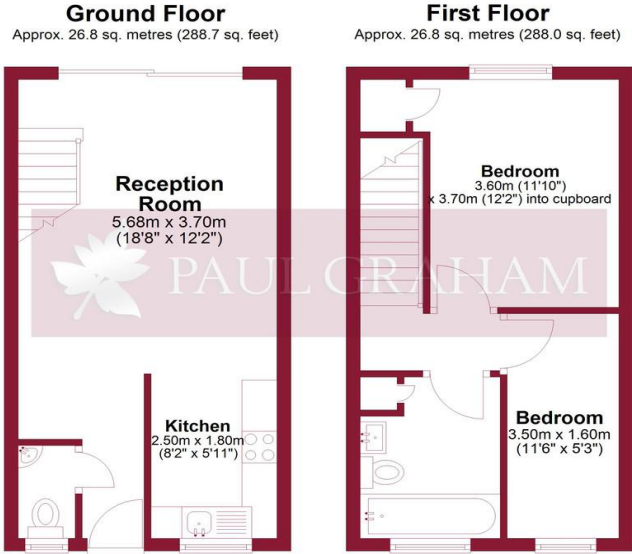
BEDROOM 2 11' 6 max" x 5' 3" (3.51m x 1.6m)

BATHROOM

GARAGE

SOUTHERLY ASPECT GARDEN

CLOSE TO TRANSPORT, LOCAL SHOPS AND GREAT SCHOOLS



Total area: approx. 53.6 sq. metres (576.7 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk