

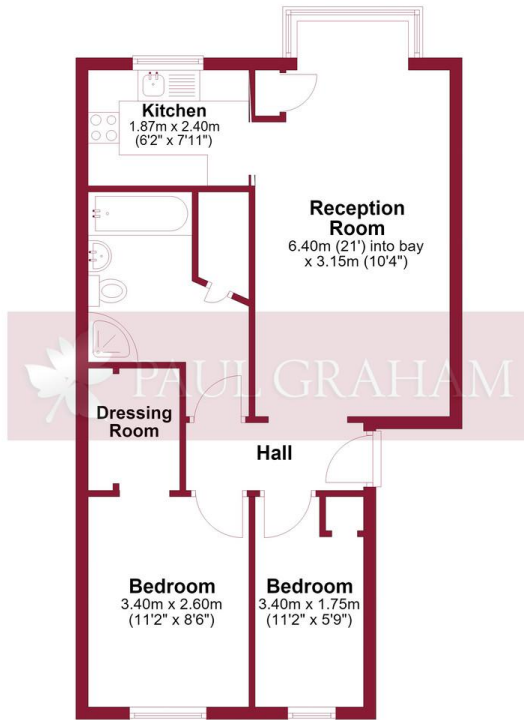


Flat 3, 4 Foxglove Way, Hackbridge, Surrey, SM6 7JJ | **Guide Price £265,000 Leasehold**

Paul Graham are pleased to market this 2 bedroom first floor purpose built flat. Situated in a quiet residential development close to Hackbridge train station. Features include a 20 ft reception room with a large bay window, which leads to the kitchen, the master bedroom has a dressing area, 11 ft 2nd bedroom and a family bathroom and comes with an allocated parking space. Viewing is recommended.

First Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 54.4 sq. metres (585.5 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.

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 20' 8" into bay x 10' 3"
(6.3m x 3.12m)

KITCHEN 8' 2" x 7' 6" (2.49m x 2.29m)

BEDROOM 1 11' 2" x 8' 6" (3.4m x 2.59m)

DRESSING ROOM

BEDROOM 2 11' 1" x 5' 8" (3.38m x 1.73m)

BATHROOM 8' 11" x 6' 7" (2.72m x 2.01m)

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		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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