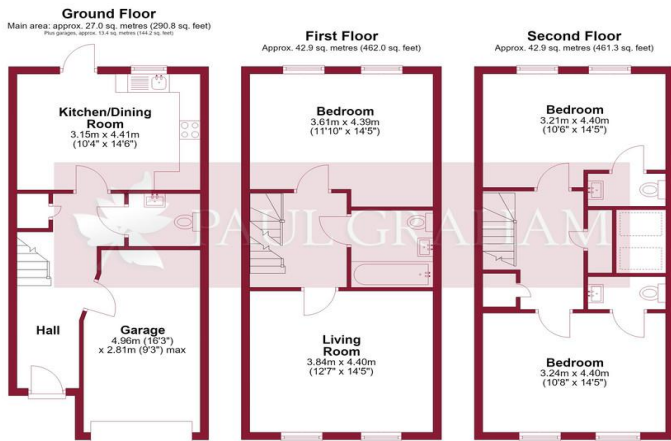




12 Felnex Avenue, Hackbridge, Surrey, SM6 7DP | **£582,500 Freehold**

Paul Graham are delighted to present this beautifully presented three double bedroom townhouse which is located within the popular New Mill Quarter. The property, which is approximately 9 years old, has been very well maintained by the owners, and a viewing is highly recommended. Conveniently positioned for Hackbridge station, good schools and other local amenities, this is an ideal family house.



ENTRANCE HALL

OPEN PLAN KITCHEN/DINER 14' 6" x 10' 4" (4.42m x 3.15m)

WC

STAIRS TO THE FIRST FLOOR

LOUNGE 14' 5" x 12' 7" (4.39m x 3.84m)

BEDROOM 1 14' 5" x 11' 10" (4.39m x 3.61m)

BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 2 14' 5" x 10' 6" (4.39m x 3.2m)

ENSUITE SHOWER ROOM

BEDROOM 3 14' 5" x 10' 8" (4.39m x 3.25m)

EN SUITE SHOWER ROOM

ENCLOSED REAR GARDEN

GARAGE 16' 3" x 9' 3" max" (4.95m x 2.82m)

DRIVEWAY



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		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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