



## 37 Hackbridge Park Gardens, Carshalton, SM5 2HE | **Guide Price £520,000**

A bright 3 bedroom semi detached house located on a popular no through road. The property features include 2 reception rooms, gas central heating, upstairs family bathroom with separate W/C, garden with side access to garage and off road parking. Located on a popular and quiet residential cul de sac in a secluded spot with Dale Park Recreation Ground located around the corner, the property is also close to reputable schooling, transport links, shops and nature walks.



TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PORCH**

**ENTRANCE HALL**

**LIVING ROOM** 14' 11" x 11' 8" (4.55m x 3.56m)

**DINING ROOM** 12' 7" x 10' 3" (3.84m x 3.12m)

**KITCHEN** 9' 4" x 7' 0" (2.84m x 2.13m)

**LANDING**

**BEDROOM 1** 13' 5" x 10' 6" (4.09m x 3.2m)  
into wardrobe

**BEDROOM 2** 12' 8" x 10' 6" (3.86m x 3.2m)  
into wardrobe

**BEDROOM 3** 7' 9" x 7' 1" (2.36m x 2.16m)

**WC** 4' x 3' 2" (1.22m x 0.97m)

**BATHROOM** 7' 0" x 5' 9" (2.13m x 1.75m)

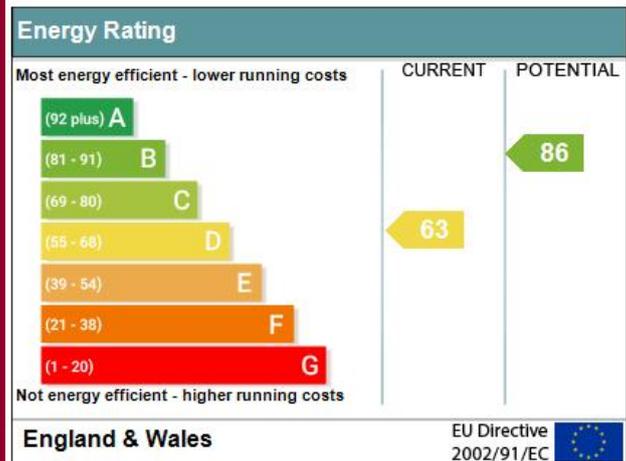
**GARDEN**

**GARAGE** 20' 2" x 7' 10" (6.15m x 2.39m)



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.

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