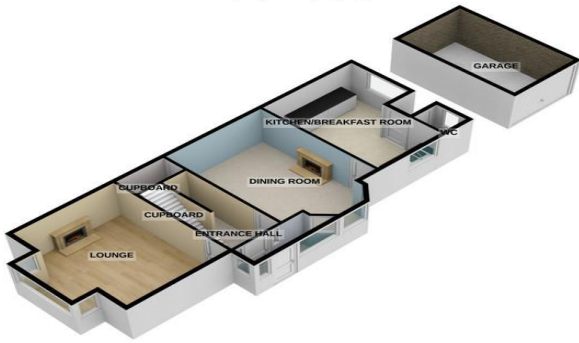




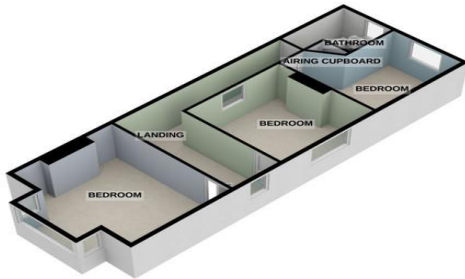
123 London Road, Hackbridge, Surrey, SM6 7HF | **£450,000**

An opportunity to acquire a deceptively large three bedroom family home which requires updating however offers potential for extension subject to planning. The property briefly comprises two generously sized reception rooms and a good size kitchen. Upstairs boasts three double bedrooms and a family bathroom. There is a good size rear garden and garage accessed via double gates. No chain.

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

PORCH

ENTRANCE HALL

LOUNGE 14' 6" x 13' 6" (4.42m x 4.11m)

DINING ROOM 16' 8" x 11' 6" (5.08m x 3.51m)

KITCHEN 14' 7" x 11' 11" (4.44m x 3.63m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' 4" x 13' 7 max" (4.37m x 4.14m)

BEDROOM 2 11' 4" x 11' 4" (3.45m x 3.45m)

BEDROOM 3 11' 4" x 10' 6" (3.45m x 3.2m)

BATHROOM

REAR GARDEN

GARAGE VIA DOUBLE GATES

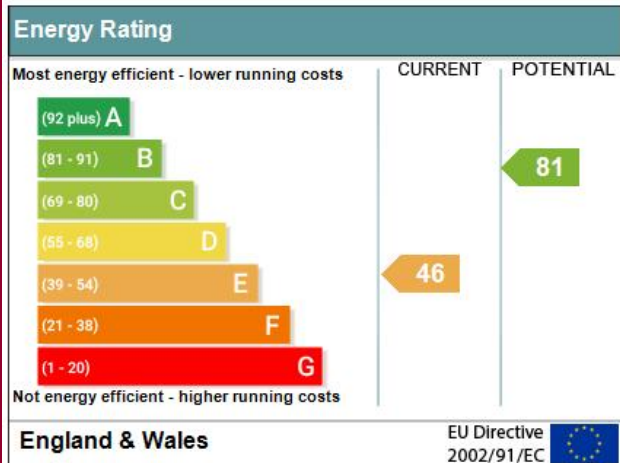
NO CHAIN

UPDATING REQUIRED



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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