



PAUL GRAHAM



1 Mullards Close, Hackbridge, Surrey, CR4 4FE | **Guide Price £285,000**

Paul Graham are pleased to market this bright and spacious 2 bedroom ground floor purpose built flat. Situated in a quiet residential area close to Hackbridge train station. Features include a large reception room, 2 good size bedrooms, communal garden and resident's car park. The clients are also extending the lease on completion. Viewing is recommended

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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 © 2022

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**RECEPTION ROOM** 15' 11" x 14' (4.85m x 4.27m)

**KITCHEN** 8' 10" x 7' 9" (2.69m x 2.36m)

**BEDROOM 1** 10' 4" x 9' (3.15m x 2.74m)

**BEDROOM 2** 10' 4" x 6' 11" (3.15m x 2.11m)

**BATHROOM** 7' 9" x 5' 6" (2.36m x 1.68m)

## COMMUNAL GARDEN

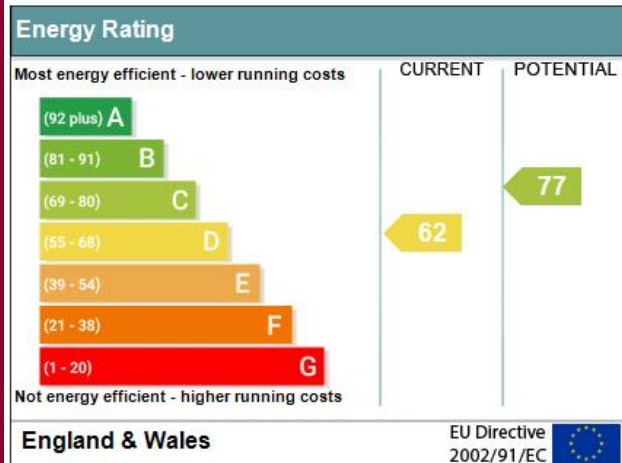
## COMMUNAL CAR PARK

## EXTENDED LEASE ON COMPLETION



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.

Address: 1 Mullards Close, MITCHAM, CR4 4FE  
RRN: 7608-3016-2205-6232-8200



## 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