



18 Greenacre Place, Hackbridge, Surrey, SM6 7EG | **£425,000 Freehold**

Situated in a private cul de sac close to Hackbridge station (Zone 4) and Beddington Park this modern two bedroom house is well presented throughout. The accommodation comprises a 20'5 lounge/diner, kitchen, two double bedrooms, fitted wardrobes in main bedroom and a modern bathroom. The property has a well maintained rear garden and allocated parking at the front.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENTRANCE HALL

LOUNGE/DINER 20' 5" x 11' 7" (6.22m x 3.53m)

KITCHEN 7' 11" x 6' 8" (2.41m x 2.03m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM 2 11' 7" x 8' 3" (3.53m x 2.51m)

BATHROOM

REAR GARDEN

ALLOCATED PARKING

PRIVATE CUL DE SAC



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		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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