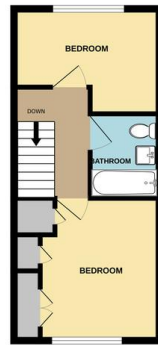
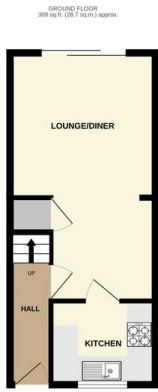




10 Centurion Court, Park Road, Hackbridge, Surrey, SM6 7GH | Guide Price £425,000 Freehold

This modern 2 double bedroom terrace home is situated in a cul-de-sac development within easy reach of Hackbridge train station and Beddington Park. The accommodation comprises a 11'8 lounge which is open plan to the dining area. There is a fitted kitchen, two double bedrooms and bathroom. Outside benefits from a low maintenance garden and allocated parking space.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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 11' 8" x 11' 7" (3.56m x 3.53m)

DINING AREA 8' 4" x 8' 3" (2.54m x 2.51m)

KITCHEN

STAIRS TO FIRST FLOOR

BOARDED LOFT WITH FITTED SHELVING

BEDROOM 1 11' 8" x 9' 6" (3.56m x 2.9m)

BEDROOM 2 11' 8" x 8' 4" (3.56m x 2.54m)

BATHROOM

LOW MAINTENANCE GARDEN

ALLOCATED PARKING



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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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