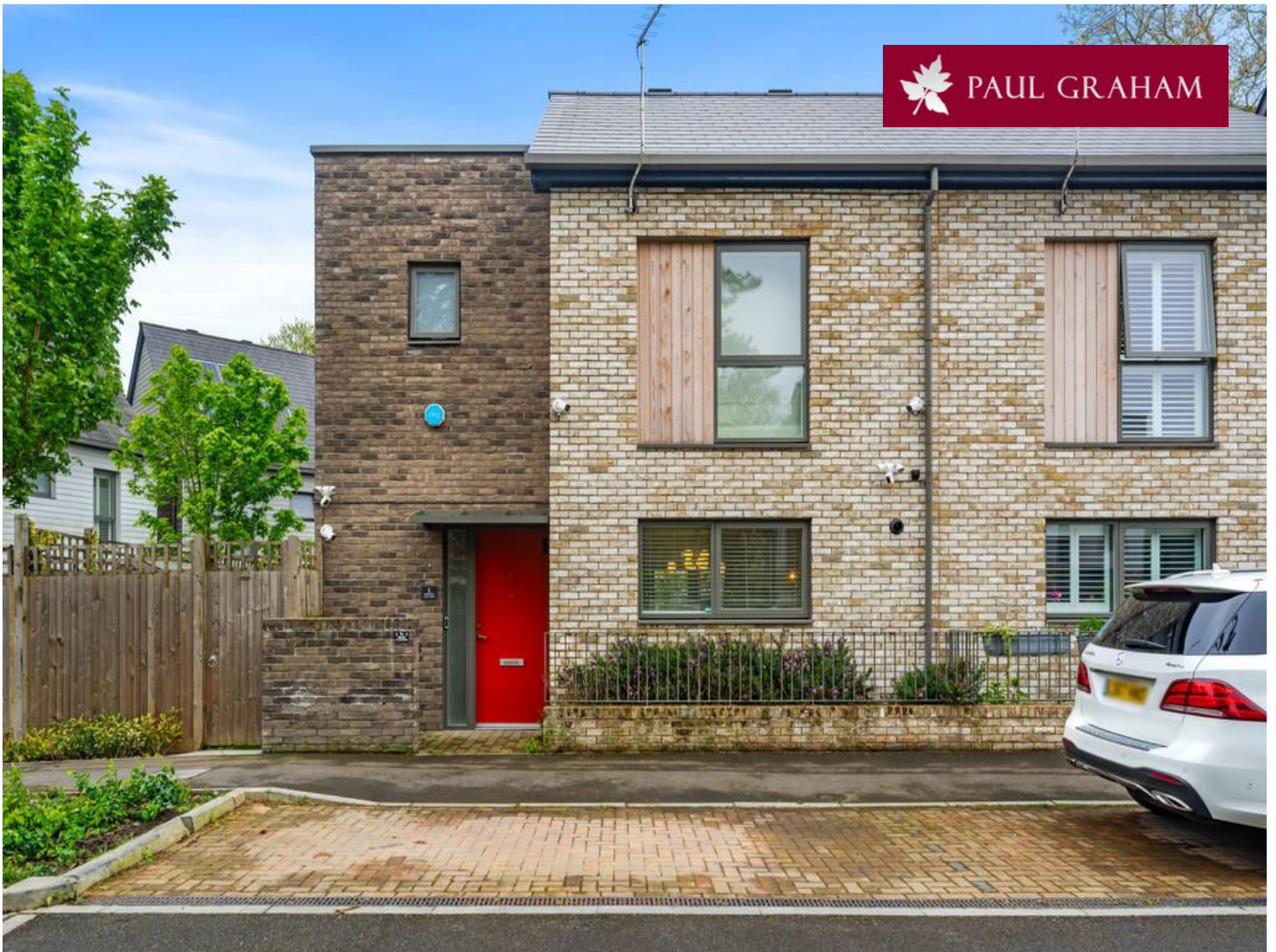




PAUL GRAHAM



1 Corbet Close, Hackbridge, Wallington, Surrey, SM6 7GB | **£475,000 Freehold**

This immaculately presented 3 year old Rydon Homes end of terrace house is situated within a short walk of a range of shops, schools and station. The accommodation boasts an open plan ground floor with a fully fitted kitchen/lounge/dining area which has doors out to the garden. The first floor has two double bedrooms and a beautiful family bathroom. Other benefits include allocated parking and low maintenance garden.

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
Made with Metropol 12024

ENTRANCE HALL

WC

OPEN PLAN LOUNGE 15' 2" x 11' 7" (4.62m x 3.53m)

KITCHEN 12' 11" x 8' (3.94m x 2.44m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 2 max" x 13' 9 max" (4.62m x 4.19m)

BEDROOM 2 12' 11" x 9' 1" (3.94m x 2.77m)

BATHROOM

REAR GARDEN

ALLOCATED PARKING

CLOSE TO STATION AND SHOPS



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

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