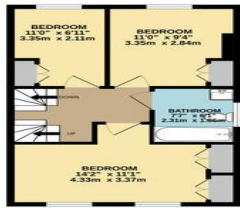




3 Senga Road, Hackbridge, Surrey, SM6 7BG | **Guide Price £525,000 Freehold**

Offered for sale with no chain, this three bedroom family house is well positioned for a range of primary schools including Hackbridge and Culvers House schools, local shops and station which provides links to London. The property boasts a good size lounge with doors leading into an open plan kitchen/diner and ground floor shower/Wc. Upstairs there are three bedrooms and a modern family bathroom. There is also a loft room and good size garden at the rear.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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PORCH

ENTRANCE HALL

LOUNGE 16' 3" x 10' 3" (4.95m x 3.12m)

KITCHEN/DINER (DINING AREA) 16' 3" x 13' 7" (4.95m x 4.14m)

KITCHEN (KITCHEN AREA) 16' 3" x 11' 7" (4.95m x 3.53m)

SHOWER ROOM/WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 4" x 11' 1" (4.32m x 3.38m)

BEDROOM 2 10' x 9' 4" (3.05m x 2.84m)

BEDROOM 3 11' x 6' 11" (3.35m x 2.11m)

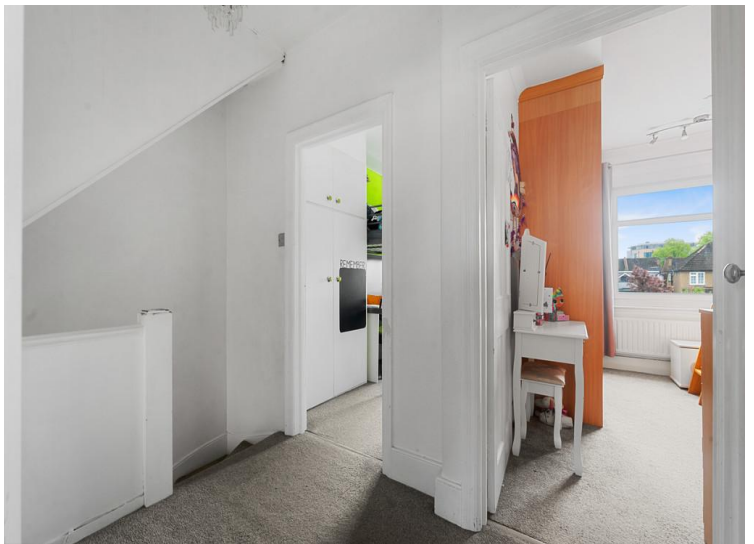
BATHROOM

STAIRS TO THE LOFT ROOM

LOFT ROOM 18' 3" x 13' 6" (5.56m x 4.11m)

FRONT AND REAR GARDENS

NO CHAIN



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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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