

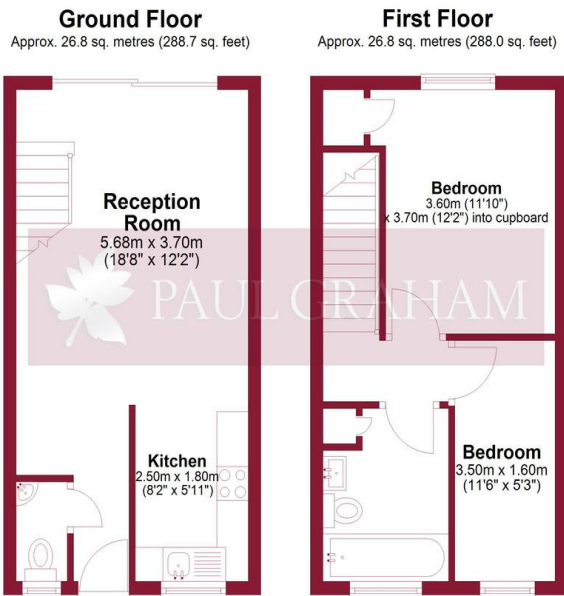


PAUL GRAHAM



**12 Primrose Close, Hackbridge, Surrey, SM6 7HJ | £435,000 Freehold**

This beautifully presented two bedroom terraced house is located in a no through road close to both Hackbridge and Mitcham Junction stations. The property which has been updated by the current owners provides stylish open plan living, low maintenance south facing rear garden. The property also benefits from a garage en bloc.



## ENTRANCE HALL

**RECEPTION ROOM 18' 8" x 12' 2" (5.69m x 3.71m)**

**KITCHEN 8' 2" x 5' 11" (2.49m x 1.8m)**

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1 12' 2 max" x 11' 10" (3.71m x 3.61m)**

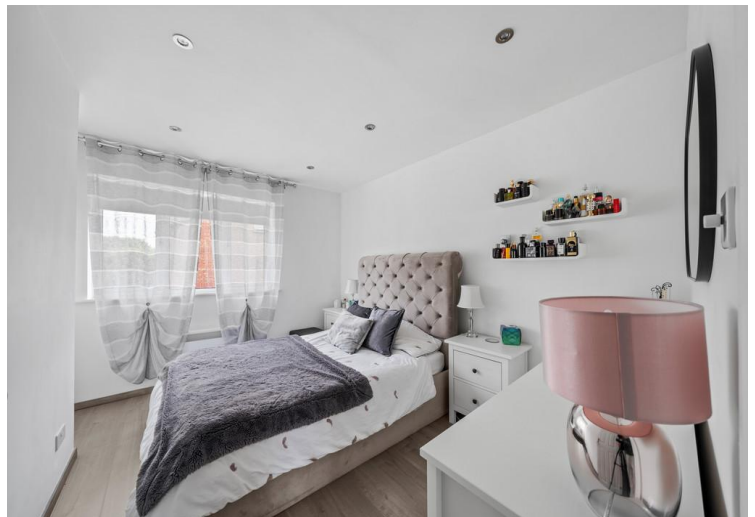
**BEDROOM 2 11' 6 max" x 5' 3" (3.51m x 1.6m)**

**BATHROOM**

**GARAGE**

**SOUTHERLY ASPECT GARDEN**

**CLOSE TO TRANSPORT, LOCAL SHOPS AND GREAT SCHOOLS**



**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
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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