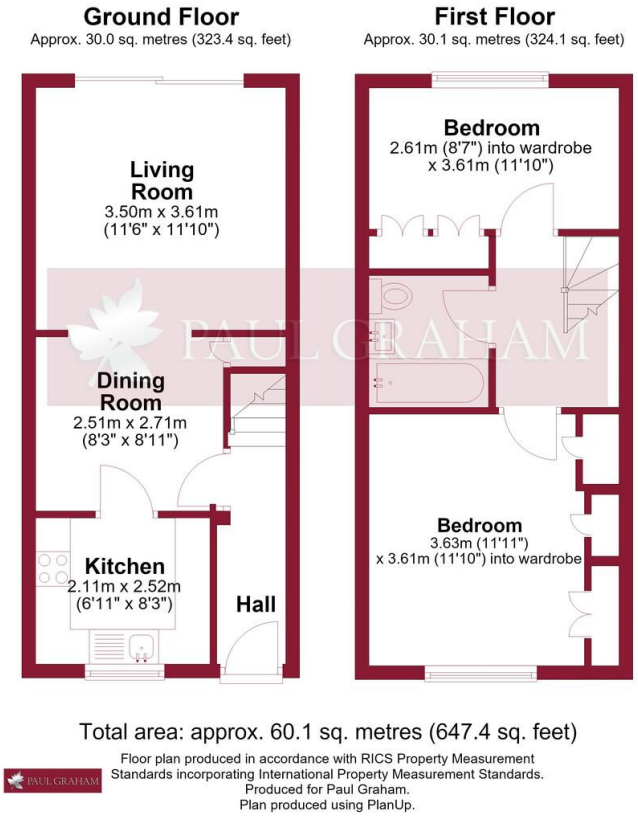
11 Centurion Court, Park Road, Hackbridge, Surrey, SM6 7GH | **£420,000 Freehold**

A well presented and modern two bedroom end of terrace house, ideally situated within easy reach of Hackbridge Station, local shops and everyday amenities. Offering comfortable, low maintenance living, the property would make an excellent choice for first-time buyers. Located closeby to a selection of local schools and Beddington Park.



Total area: approx. 60.1 sq. metres (647.4 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

ENTRANCE HALL

LOUNGE 11' 10" x 11' 6" (3.61m x 3.51m)

DINING ROOM 8' 11" x 8' 3" (2.72m x 2.51m)

KITCHEN 8' 3" x 6' 11" (2.51m x 2.11m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 11" x 11' 10 into wardrobes" (3.63m x 3.61m)

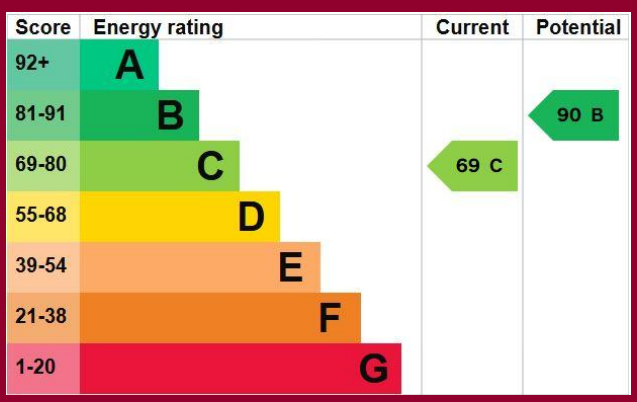
BEDROOM 2 11' 10" x 8' 7" (3.61m x 2.62m)

BATHROOM

REAR 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.



WALLINGTON
Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk

CARSHALTON
Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk