



Cotton Way, Hackbridge SM6 7FA



welcome to

Cotton Way, Hackbridge

Spanning three bright and spacious floors, this immaculate three-bedroom townhouse boasts two bathrooms and a lovely balcony overlooking the garden.



Spanning three bright and spacious floors, this immaculate three-bedroom townhouse boasts two bathrooms and a lovely balcony overlooking the garden. The ground floor is host to a contemporary 19ft kitchen/breakfast room equipped with ample cabinetry and integrated appliances; the perfect space for family dining with doors opening onto the low maintenance rear garden. As we venture up to the first floor, we find a generous 19ft x 17ft L-shaped lounge bathed in natural light which gives access to the stylish balcony. The light and airy theme is prevalent throughout the property including the three well-proportioned bedrooms and two bathrooms, the latter an en-suite servicing the principal bedroom. In summary, this is practically laid out family accommodation in immaculate condition, ready to move straight into and enjoy! Cotton Way forms part of this popular new development in Hackbridge, only moments from Hackbridge station and well served by a selection of popular schools at primary and secondary level. The development itself also benefits from a large playground and smart communal gardens, ideal for families and making a fine first impression for guests. Call now to arrange your open day viewing slot before time runs out!



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welcome to

Cotton Way, Hackbridge

- THREE BEDROOM FAMILY TOWNHOUSE
- NEW DEVELOPMENT WITH LOVELY COMMUNAL AREAS
- MOMENTS FROM HACKBRIDGE STATION
- GARDEN AND BALCONY
- ARRANGED OVER THREE FLOORS

Tenure: Freehold EPC Rating: B

offers in excess of

£600,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WLG104058 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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