



Longfield Avenue, Hackbridge SM6 7AZ

welcome to

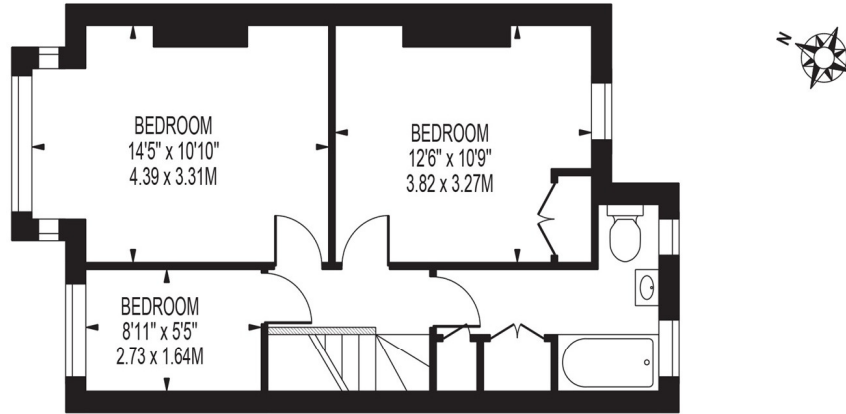
Longfield Avenue, Hackbridge

Conveniently located just moments from Hackbridge station, this three bedroom period family home on ever popular Longfield Avenue. Spanning approximately 1107 sq-ft, this property offers inviting living space, with the standout being the 28ft reception room. In addition to this on the ground floor, there is a smart galley fitted kitchen and conservatory, which provides access to a mature and substantial rear garden as well as a downstairs W/C. The first floor is host to the family bathroom, two generously sized double bedrooms and a further single bedroom, all of which are noticeably bright. There is a welcoming feel consistent throughout this home, making it ideally suited to a growing or settled family with popular local schools in mind. Longfield Avenue is a peaceful setting just minutes from Hackbridge station and a wide variety of local amenities; this particular home is presented to the market with no forward chain, therefore we strongly recommend early internal viewing to avoid missing out!

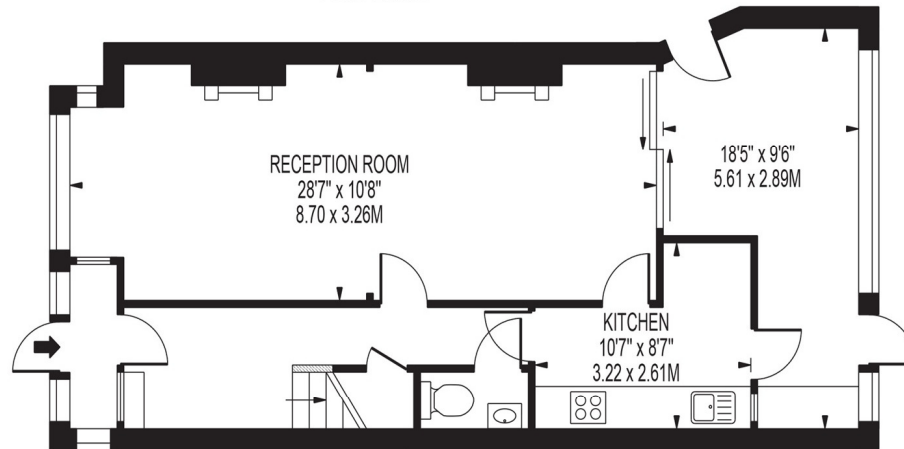


LONGFIELD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1107 SQ FT - 102.87 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Longfield Avenue, Hackbridge

- CHAIN FREE
- FANTASTIC LOCATION CLOSE TO HACKBRIDGE STATION
- QUIET RESIDENTIAL ROAD
- LARGE MATURE REAR GARDEN
- WELCOMING 28FT LOUNGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG105896



Property Ref:
WLG105896 - 0012

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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barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk