

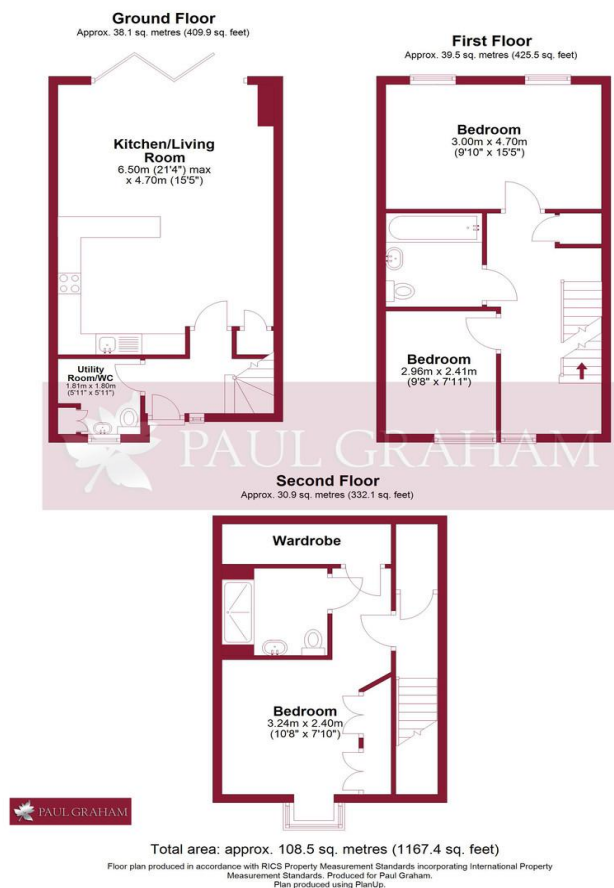


PAUL GRAHAM



24 Riverbank Way, Hackbridge, Surrey, SM6 7GE | **£600,000 Freehold**

Paul Graham are delighted to offer this immaculately presented townhouse which is located in a one way road close to Hackbridge station. Having owned the property from new, the current owners have added their own finishing touches which include built in wardrobes in the main bedroom. An early viewing is highly recommended. The accommodation comprises a fabulous open plan living space, three good size bedrooms, two bath/shower rooms and a low maintenance garden.



ENTRANCE HALL

OPEN PLAN LIVING AREA/KITCHEN/DINING ROOM 21' 4" x 15' 5" (6.5m x 4.7m)

CLOAKROOM/UTILITY AREA 5' 11" x 5' 11" (1.8m x 1.8m)

STAIRS TO THE FIRST FLOOR

BEDROOM 2 15' 5" x 9' 10" (4.7m x 3m)

BEDROOM 3 9' 8" x 7' 11" (2.95m x 2.41m)

FAMILY BATHROOM 7' 2" x 6' 8" (2.18m x 2.03m)

STAIRS TO THE 2ND FLOOR

TOP FLOOR

BEDROOM 1 10' 8" x 7' 10" (3.25m x 2.39m)

ENSUITE SHOWER ROOM

EAVES STORAGE ROOM

LOW MAINTENANCE GARDEN



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	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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