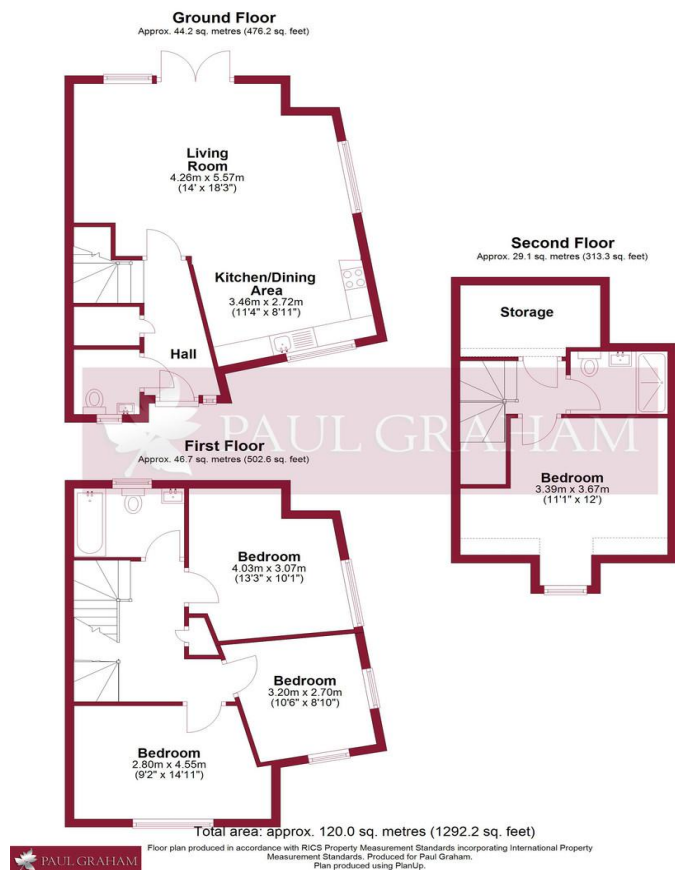




## 2 Riverbank Way, Hackbridge, Surrey, SM6 7GE | £660,000 Freehold

A stylish and contemporary four bedroom townhouse ideally located in sought after residential location close to local amenities, green spaces and good schools. Hackbridge Station is closeby offering excellent links into Central London. The property is arranged over three floors and features a spacious living area, four generously sized bedrooms, one benefiting from its own modern en-suite shower room. Additional benefits include high quality finishes throughout including a built in media unit.





## ENTRANCE HALL

## WC

**OPEN PLAN LIVING AREA** 18' 3" x 14' (5.56m x 4.27m)

**KITCHEN/DINING AREA** 11' 4" x 8' 11" (3.45m x 2.72m)

## STAIRS TO THE FIRST FLOOR

**BEDROOM** 2 14' 11" x 9' 2" (4.55m x 2.79m)

**BEDROOM** 3 10' 6" x 8' 10" (3.2m x 2.69m)

**BEDROOM** 4 13' 3" x 10' 1" (4.04m x 3.07m)

## FAMILY BATHROOM

## STAIRS TO THE TOP FLOOR

**BEDROOM** 1 12' x 11' 11" (3.66m x 3.63m)

## EN SUITE SHOWER ROOM

## EAVES STORAGE

## ENCLOSED REAR GARDEN

## RESIDENTS PARKING

## LOW MAINTENANCE LIVING



**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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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