



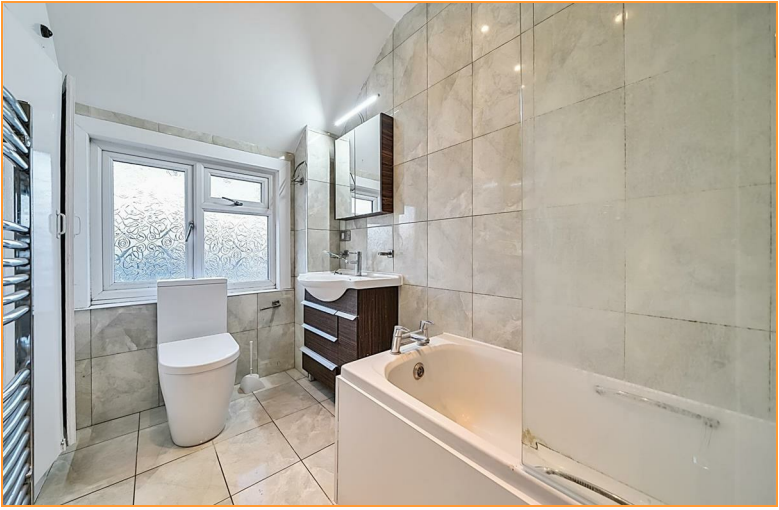


## 9 Hackbridge Road

Wallington, SM6 7AY

Price Guide £550,000

Silverman Black is delighted to offer this spacious and much extended 4 bedroom/3 bathroom semi detached home, located in the heart of Hackbridge about 200 yards from the local BR station. The property affords exceptional living accommodation and incorporates a small self-contained studio apartment located in the rear garden, which could be used as a Home Office or potentially be rented out to provide a source of income. The ground floor, which has been enhanced with a full width rear extension, affords three generously proportioned reception areas, a well equipped kitchen and a downstairs cloak/shower room, whilst the first floor comprises three good size bedrooms - one of which has a private balcony overlooking the garden - and a family bathroom. Externally, at the front there is off street parking for one vehicle and a shared driveway giving access to an attached single garage - whilst to the rear the garden extends around 70 ft. The garden area has been paved in the past for ease of maintenance, but does in truth, require some TLC! Within the garden, there are a couple of brick built storage sheds and a detached building which houses the studio - comprising a living area, kitchenette and a shower room. Please note that the studio does require some refurbishment. The property is being sold with full vacant possession - and we expect will be of interest to both private home owners/families and to investors, being located so close to the BR station. The shopping facilities of Hackbridge, which incorporate a recently opened Lidl supermarket, are only yards away from the front door, whilst Hackbridge Primary School is about 50 yards away. Hackbridge BR station offers regular fast trains to Clapham Junction and London Victoria (roughly 25 minutes travel time), whilst Mitcham Junction, which is approximately 1 mile away, also gives access to the Wimbledon to Beckenham (via East Croydon) tram service. Viewing is highly recommended - so book you appointment today!



- A substantial and much extended semi detached house offering four bedrooms, three bathrooms and three reception rooms
- Fully vacant possession with no onward chain
- Accommodation incorporates a small self-contained studio apartment located in the rear garden which requires some upgrading
- The ground floor accommodation, incorporating a full width rear extension, comprises three reception areas, a fitted kitchen and a cloak/shower room
- Three well proportioned bedrooms are located on the first floor with the family bathroom - plus the studio apartment
- Parking for one car at the front of the house plus a single garage with shared drive. Generous rear garden (needing some TLC) which has been paved for easy maintenance
- Freehold; Council Tax Band "D"; EPC rating "D" (59/80)
- Located in the heart of Hackbridge, only yards from the local shopping facilities, a large Lidl supermarket and Hackbridge Primary school
- Hackbridge BR station is approx 200 yards away affording regular fast trains to London Victoria (around 25 mins); Mitcham Junction (1 mile) also gives access to Wimbledon, East Croydon and Bromley via tram services
- Viewing is highly recommended - so book your appointment to visit today.

