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# Bobbin Close, Wallington

Per Month £2,750 Per Month



AVAILABLE 5TH SEPTEMBER - UNFURNISHED. Situated in the popular New Mill Quarter development, this stunning townhouse boasts a modern and spacious layout, offering comfort and style. Featuring two reception rooms, three double bedrooms and three bathrooms, this property is ideal for families or those looking for extra space.

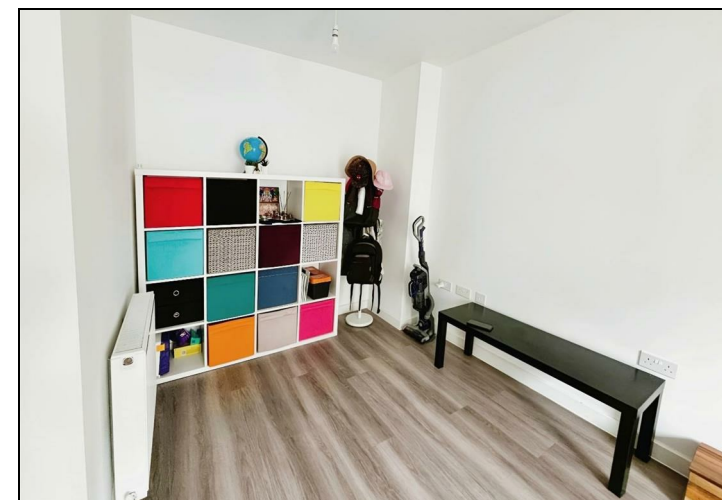
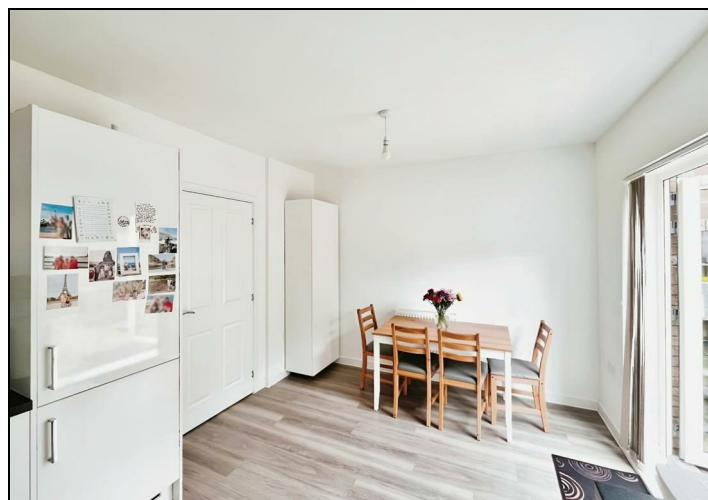
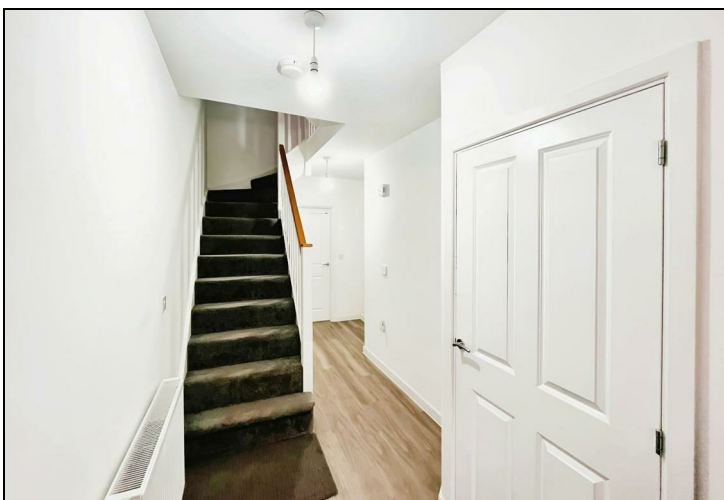
Situated within walking distance of Hackbridge station, commuting is made easy. Additionally, two supermarkets, a pharmacy and gym are all very close by along with other shops and facilities.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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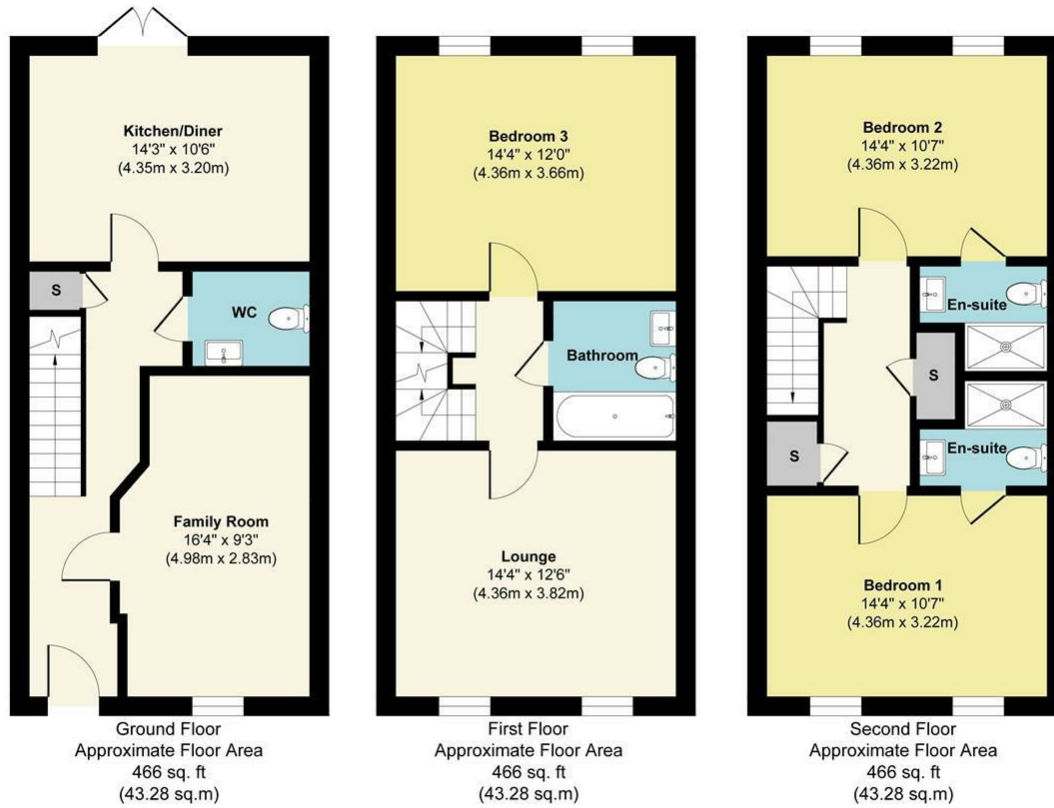


## KEY FEATURES

- DRIVEWAY TO FRONT
- TWO RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- 3 BATHROOMS + CLOAKROOM
- INTEGRATED APPLIANCES
  - AMPLE STORAGE
  - LOVELY REAR GARDEN
- CLOSE TO HACKBRIDGE STATION







**Approx. Gross Internal Floor Area 1398 sq. ft / 129.84 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	91		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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