


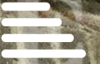




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Riverbank Way, Wallington

£600,000

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Situated adjacent to the River Wandle and the scenic Wandle Trail, this beautiful home offers easy access to stunning walks and outdoor activities. Built in 2018, the property spans an impressive 1,223 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The house boasts two contemporary bathrooms as well as a downstairs cloakroom, ensuring ample facilities for all residents. There is a well-maintained rear garden perfect for relaxing outside.

Additionally, it is conveniently located near Hackbridge station, providing excellent transport links for commuters. Local shops and open spaces are also within close proximity, enhancing the appeal of this vibrant community.

For those with vehicles, the property includes residents' permit parking, ensuring hassle-free parking options. This charming house on Riverbank Way is a wonderful opportunity for anyone looking to settle in a serene yet accessible location. Don't miss the chance to make this lovely home your own.

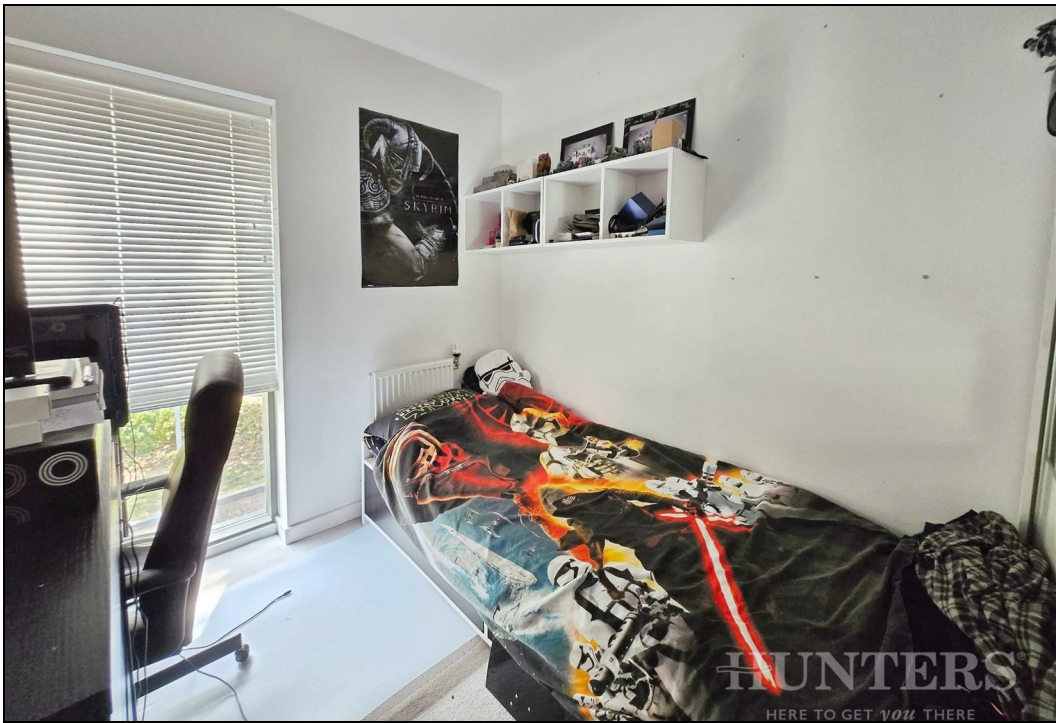
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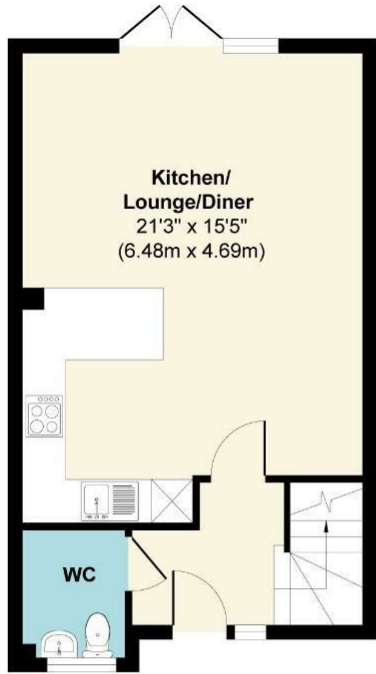


KEY FEATURES

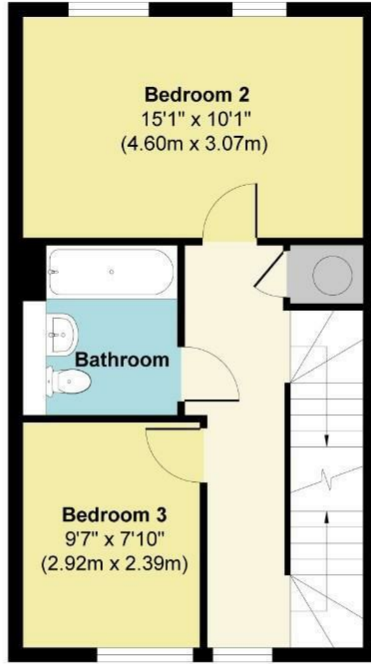
- PRIVATE ROAD
- RESIDENTS' PERMIT PARKING
- VISITOR PARKING AVAILABLE
- SPACIOUS OPEN PLAN LIVING ROOM
 - DOWNSTAIRS WC
 - TWO BATHROOMS
- LARGE STORAGE CUPBOARDS
- LOVELY REAR GARDEN



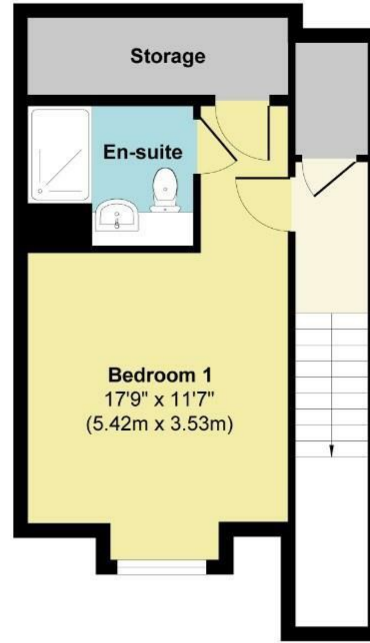




Ground Floor
Approximate Floor Area
405 sq. ft
(37.63 sq.m)



First Floor
Approximate Floor Area
439 sq. ft
(40.83 sq.m)

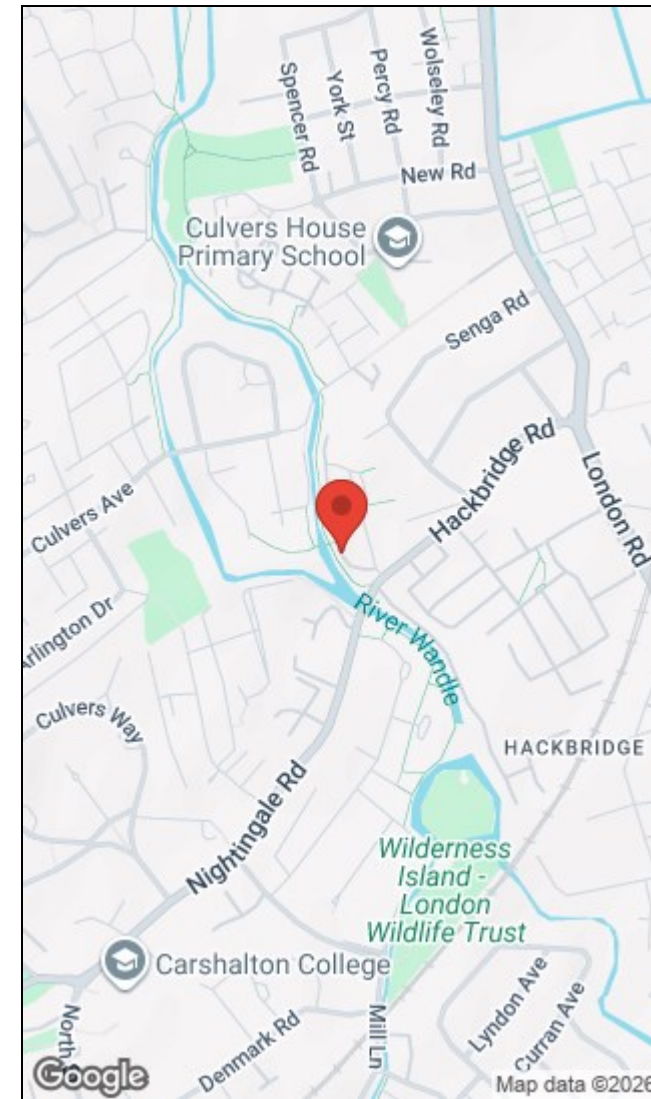


Second Floor
Approximate Floor Area
379 sq. ft
(35.22 sq.m)

Approx. Gross Internal Floor Area 1223 sq. ft / 113.69 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
88	89				
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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