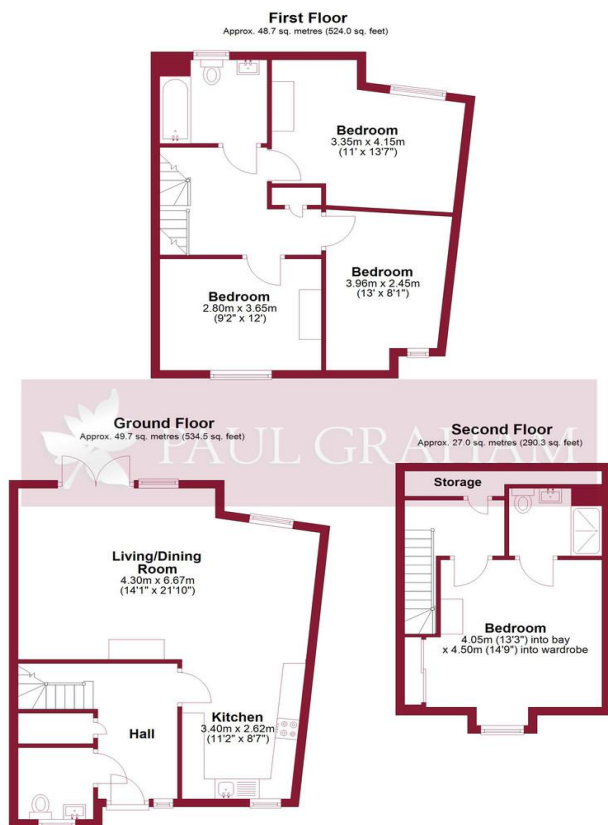




**38 Riverbank Way, Hackbridge, Surrey, SM6 7GE | £675,000 Freehold**

An attractive and well proportioned modern townhouse positioned close to the River Wandle, offering generous accommodation, contemporary open plan living and a larger than average private garden. Arranged over three floors, this impressive home provides four good sized bedrooms and two bath/shower rooms. Local transport links and schools make this an ideal home for families or professional buyers.





Total area: approx. 125.3 sq. metres (1348.8 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.



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		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE HALL

LOUNGE/DINING ROOM 21' 10" x 14' 1" (6.65m x 4.29m)

KITCHEN 11' 2" x 8' 7" (3.4m x 2.62m)

WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 2 13' 7" x 11' 0" (4.14m x 3.35m)

BEDROOM 3 13' 0" x 8' 1" (3.96m x 2.46m)

BEDROOM 4 12' 0" x 9' 2" (3.66m x 2.79m)

BATHROOM

STAIRS TO 2ND FLOOR

BEDROOM 1 14' 9 max" x 13' 3" (4.5m x 4.04m)

SHOWER ROOM

STORAGE ROOM

GARDEN

RESIDENTS PARKING

MODERN DEVELOPMENT

## WALLINGTON

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