



PAUL GRAHAM



18 Riverbank Way, Hackbridge, Surrey, SM6 7GE | **Guide Price £675,000 Freehold**

Paul Graham are pleased to market this well presented 4 bedroom end of terrace townhouse, situated in a quiet development (built in 2018) with views to the front overlooking the River Wandle and a 'stones throw' from Hackbridge train station. The property is laid out over 3 floors, the ground floor has a cloakroom/utility room, large reception room with an open plan modern kitchen and access out to the garden. The 1st floor has 3 good size bedrooms and a family bathroom. The 2nd floor has a large master bedroom and a shower room. Viewing is recommended on this property which benefits from no onward chain.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

ENTRANCE HALL

CLOAKROOM/UTILITY ROOM

RECEPTION ROOM 18' 10" x 13' 11" (5.74m x 4.24m)

KITCHEN 11' 10" x 8' 10" (3.61m x 2.69m)

FIRST FLOOR

BEDROOM 2 12' 6" x 10' 2" (3.81m x 3.1m)

BEDROOM 3 14' 10" max x 9' 1" (4.52m x 2.77m)

BEDROOM 4 10' x 8' 8" (3.05m x 2.64m)

BATHROOM

SECOND FLOOR

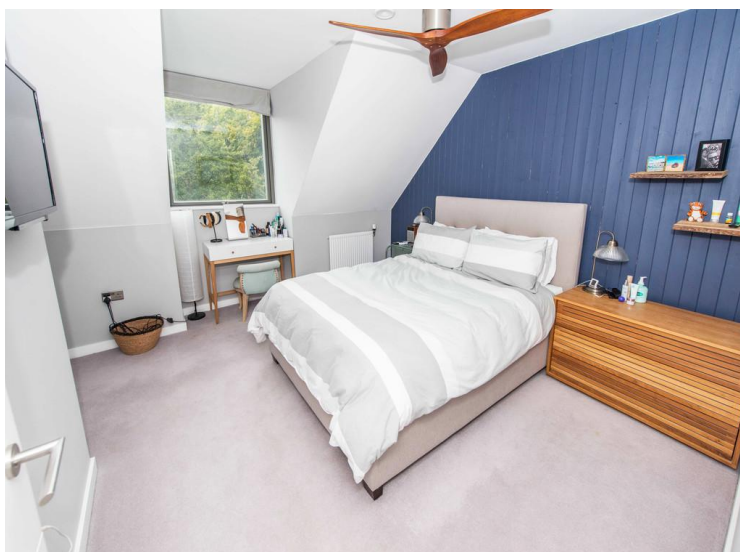
BEDROOM 1 14' 8" max x 13' 4" (4.47m x 4.06m)

FRONT GARDEN

REAR GARDEN

RESIDENTS PARKING PERMIT

CHAIN FREE



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	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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