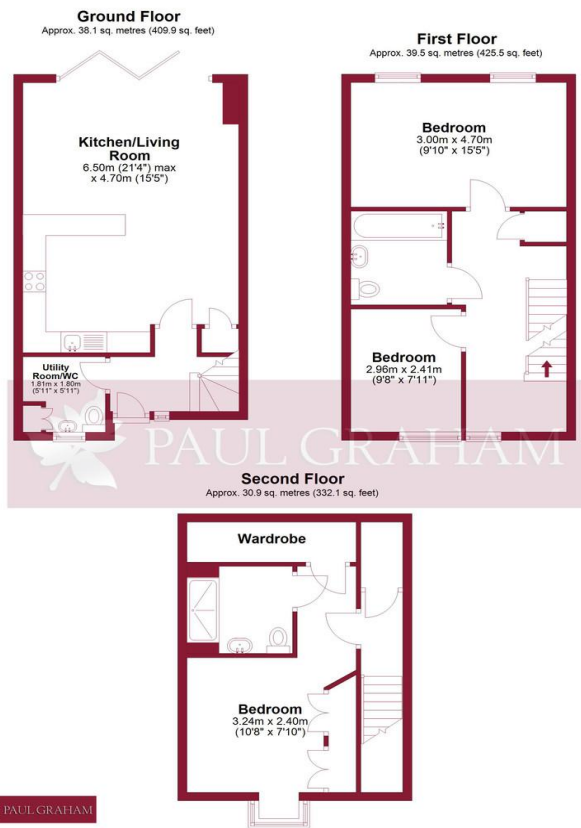




24 Riverbank Way, Hackbridge, Surrey, SM6 7GE | **£625,000 Freehold**

Paul Graham are delighted to offer this immaculately presented townhouse which is located in a one way road close to Hackbridge station. Having owned the property from new, the current owners have added their own finishing touches which include built in wardrobes in the main bedroom. An early viewing is highly recommended. The accommodation comprises a fabulous open plan living space, three good size bedrooms, two bath/shower rooms and a low maintenance garden.





## ENTRANCE HALL

**OPEN PLAN LIVING AREA/KITCHEN/DINING ROOM** 21' 4" x 15' 5" (6.5m x 4.7m)

**CLOAKROOM/UTILITY AREA** 5' 11" x 5' 11" (1.8m x 1.8m)

**STAIRS TO THE FIRST FLOOR**

**BEDROOM 2** 15' 5" x 9' 10" (4.7m x 3m)

**BEDROOM 3** 9' 8" x 7' 11" (2.95m x 2.41m)

**FAMILY BATHROOM** 7' 2" x 6' 8" (2.18m x 2.03m)

**STAIRS TO THE 2ND FLOOR**

**TOP FLOOR**

**BEDROOM 1** 10' 8" x 7' 10" (3.25m x 2.39m)

**ENSUITE SHOWER ROOM**

**EAVES STORAGE ROOM**

**LOW MAINTENANCE GARDEN**



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

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