

Flat 1, 1 Foxglove Way, Hackbridge, SM6 7JJ



£220,000

**Cromwells**  
ESTATE AGENTS



# 1 Foxglove Way

Hackbridge, SM6 7JJ

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Cromwells Wallington are pleased to present this immaculately presented one bedroom ground floor flat, situated in a popular modern development in Hackbridge. The property has been updated by the current owner with a modern kitchen and bathroom, and also offers a good sized bedroom with fitted wardrobe, an open plan kitchen, living and dining space, and residents parking.

Foxglove Way is well located for easy access to local shops and fantastic transport links. Hackbridge train station is just a short walk away with its fast links in Central London, and there are also various bus routes nearby servicing Mitcham, Tooting, Sutton and Wallington.

## Accommodation

Security phone entry system, door into communal hallway and front door.

## Entrance Hall

Large storage cupboard, security phone entry system.

## Open Plan Living Dining Room and Kitchen

### Kitchen

Range of modern white fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, electric hob and chrome extractor hood above, space for washing machine and tumble dryer, double glazed window to side aspect, tiled splashback, vinyl tiled flooring.

### Living and Dining Area

Grey laminate flooring, electric heater,





double glazed bay window to rear aspect, space for fridge freezer.

#### Bathroom

Three-piece suite comprising of bath with concertina shower screen and chrome mix tap with showerhead attachment, pedestal wash hand basin with chrome mixer tap, WC, wall mounted electric heater, tiled walls, vinyl tiled flooring, double glazed obscure window to side aspect, built in storage cupboard housing water cylinder.

#### Bedroom

Built in wardrobe, grey laminate flooring, electric heater, double glazed window to front aspect.

#### Outside

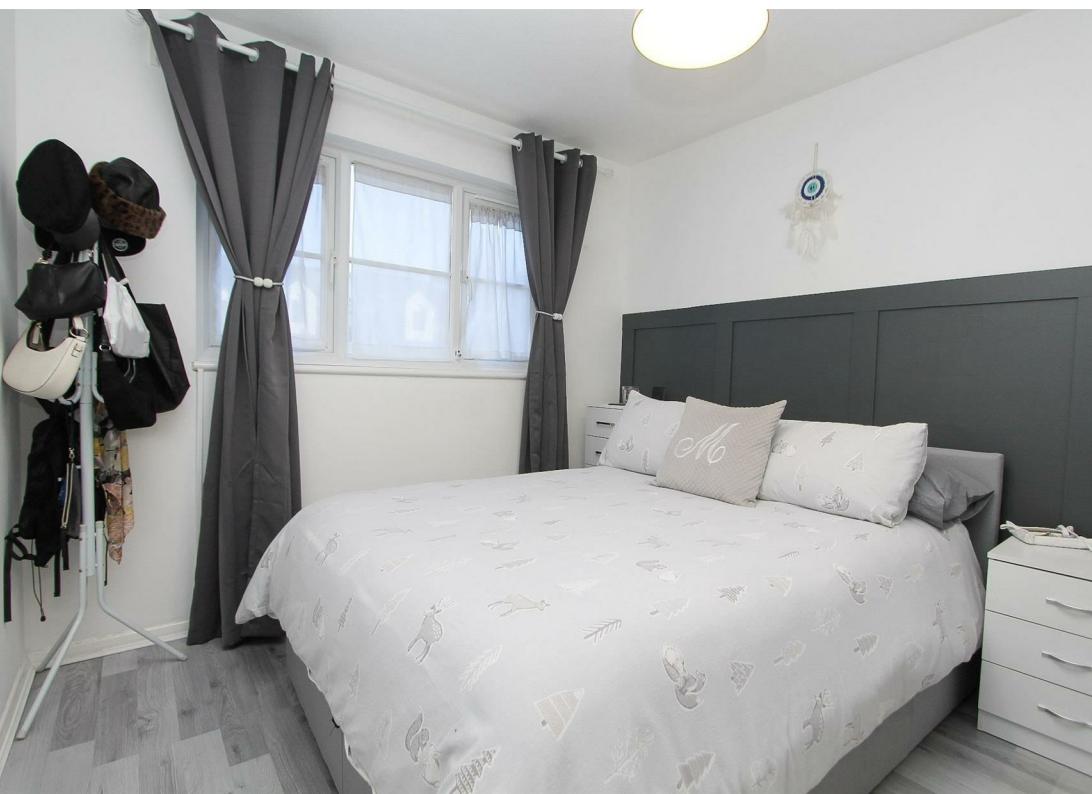
Allocated parking space.  
Communal garden to the rear.

#### ROOM MEASUREMENTS (approximate maximum measurements)

LIVING/DINING ROOM 18'8 (5.69m) x 12'5 (3.78m) max into bay  
KITCHEN 7'6 (2.29m) x 6'0 (1.83m)  
BEDROOM 10'9 (3.28m) x 9'1 (2.77m)

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

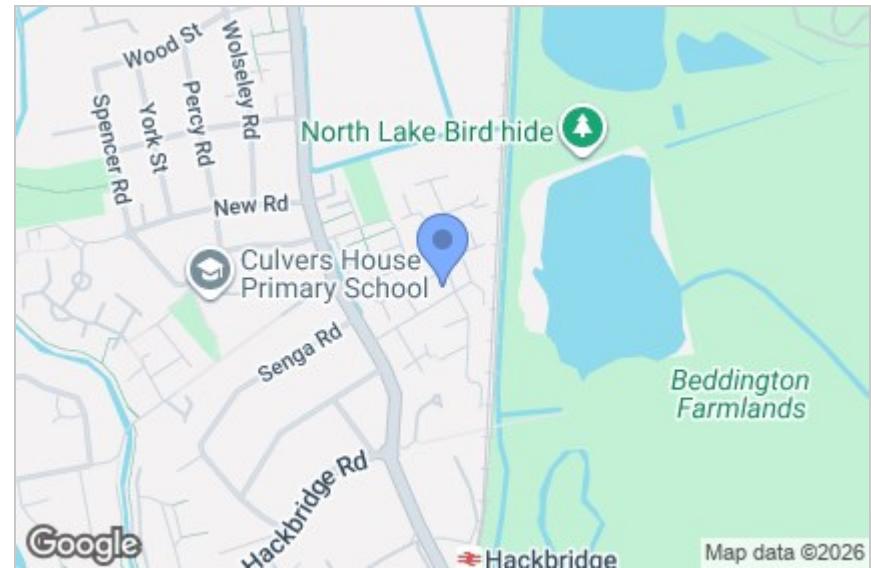


## Floor Plan



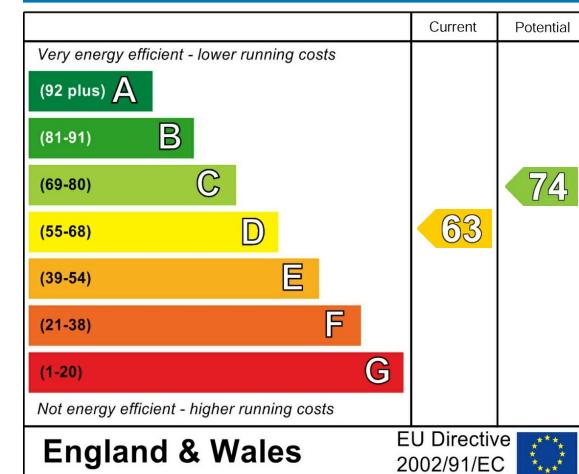
Total Approx. Floor Area 377 Sq.Ft. (35.0 Sq.M.)

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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