



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Poppy Close, Hackbridge

## Guide Price £210,000

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GUIDE PRICE £210,000 - £220,000. NO ONWARD CHAIN. Hunters are pleased to market this spacious one-bedroom ground floor flat, located within the highly sought-after "Flowers development".

Ideally positioned just a short walk from Hackbridge Station, this property is perfect for commuters and those seeking excellent transport links into surrounding areas. Set back from the main road, the flat enjoys a convenient central location while still offering a quiet and peaceful place to live, right in the heart of everything.

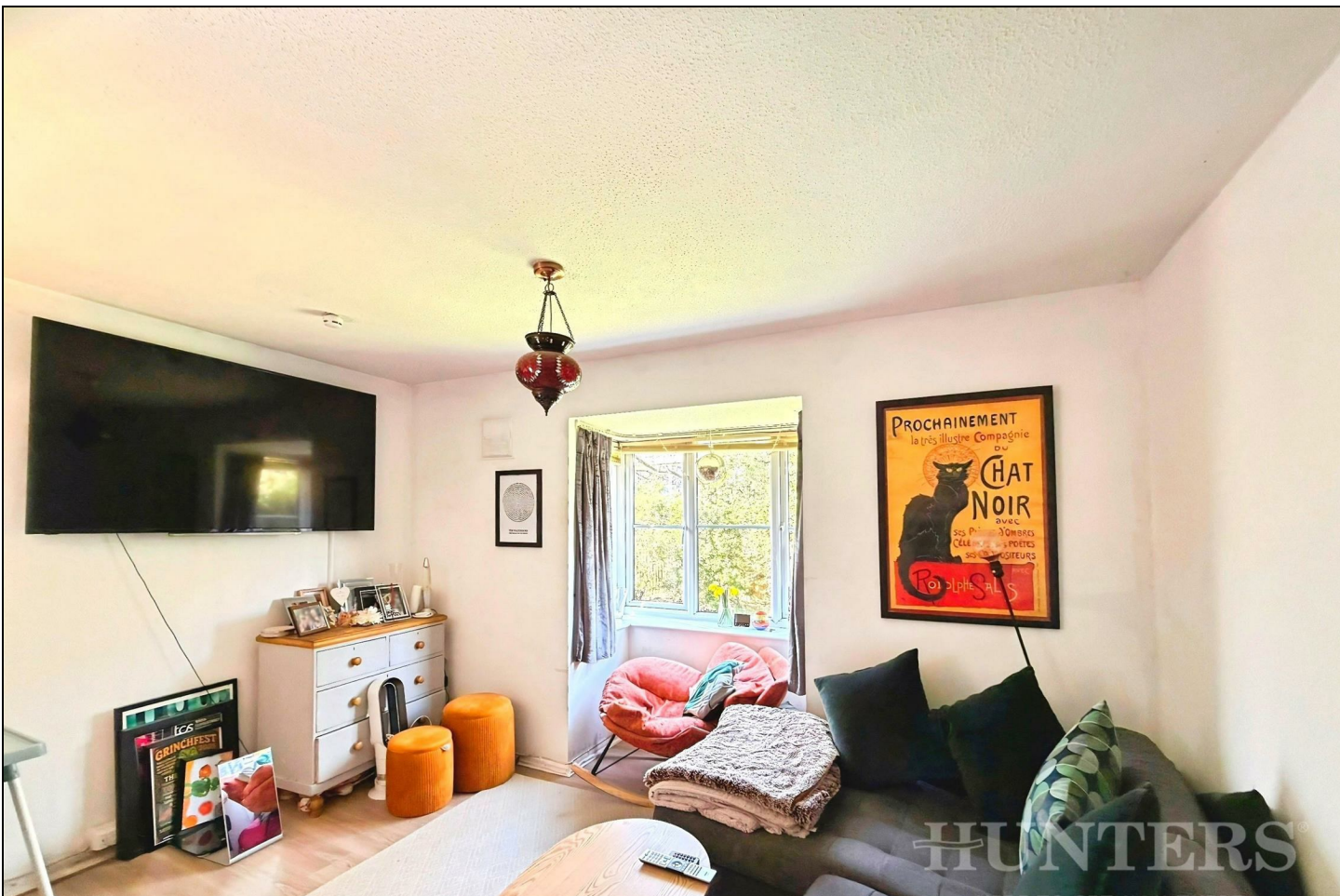
The accommodation comprises a double bedroom with fitted wardrobes, offering ample storage. The well-appointed bathroom includes a large additional storage cupboard, enhancing practicality.

The heart of the home is the bright and inviting living area, featuring a large bay window that floods the space with natural light. The semi-open plan layout seamlessly connects the living and kitchen areas, creating a sociable environment ideal for both relaxing and entertaining.

Further benefits include close proximity to a variety of local shops and amenities, ensuring everyday convenience is right on your doorstep.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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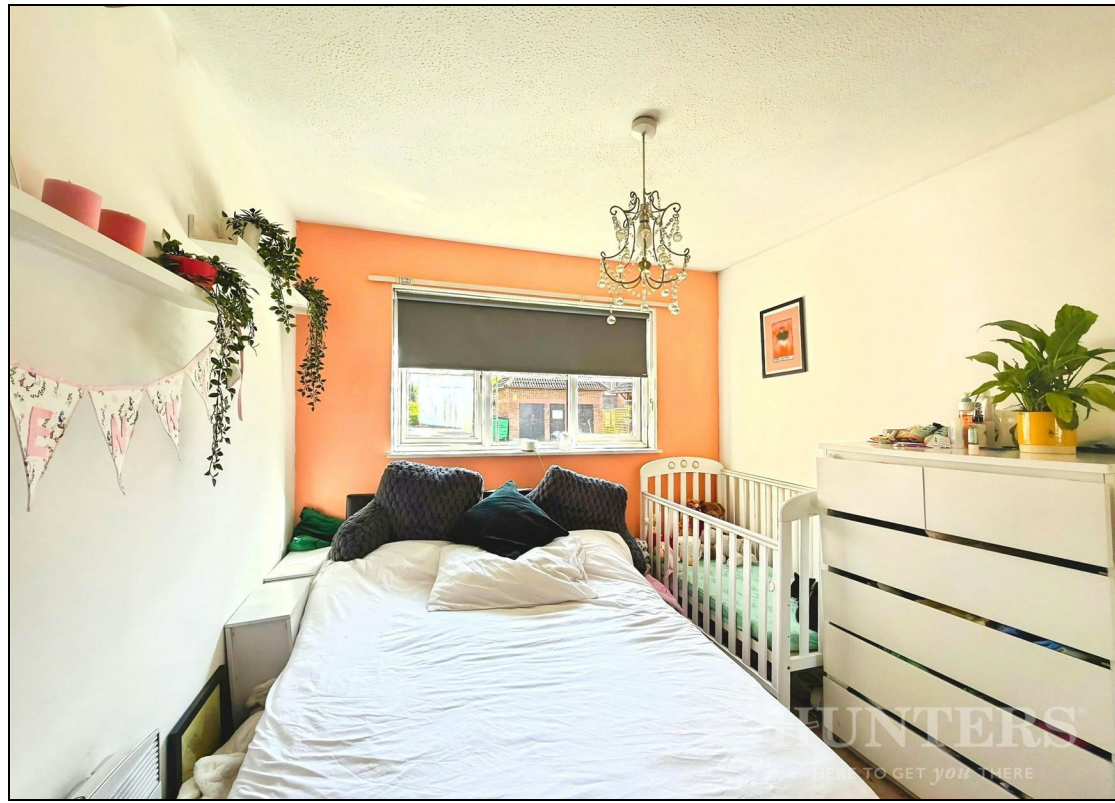


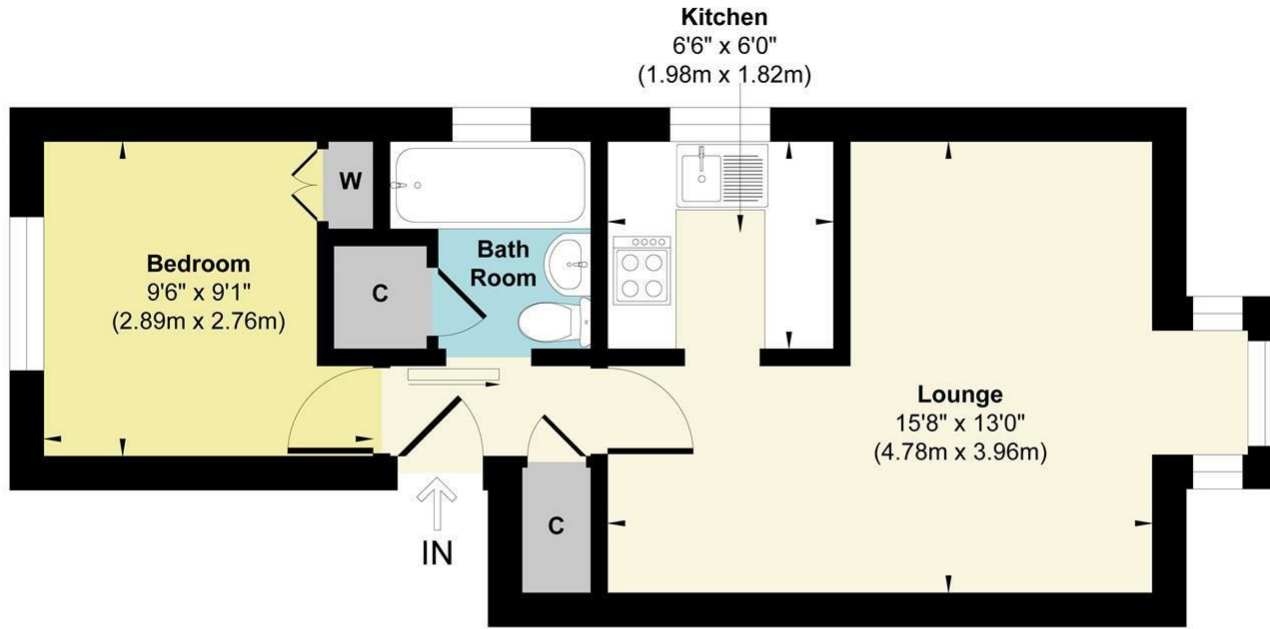


## KEY FEATURES

- NO ONWARD CHAIN
- ALLOCATED PARKING
- DOUBLE GLAZING
- ELECTRIC HEATING
- 961 YEAR LEASE
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- IDEAL FIRST PURCHASE



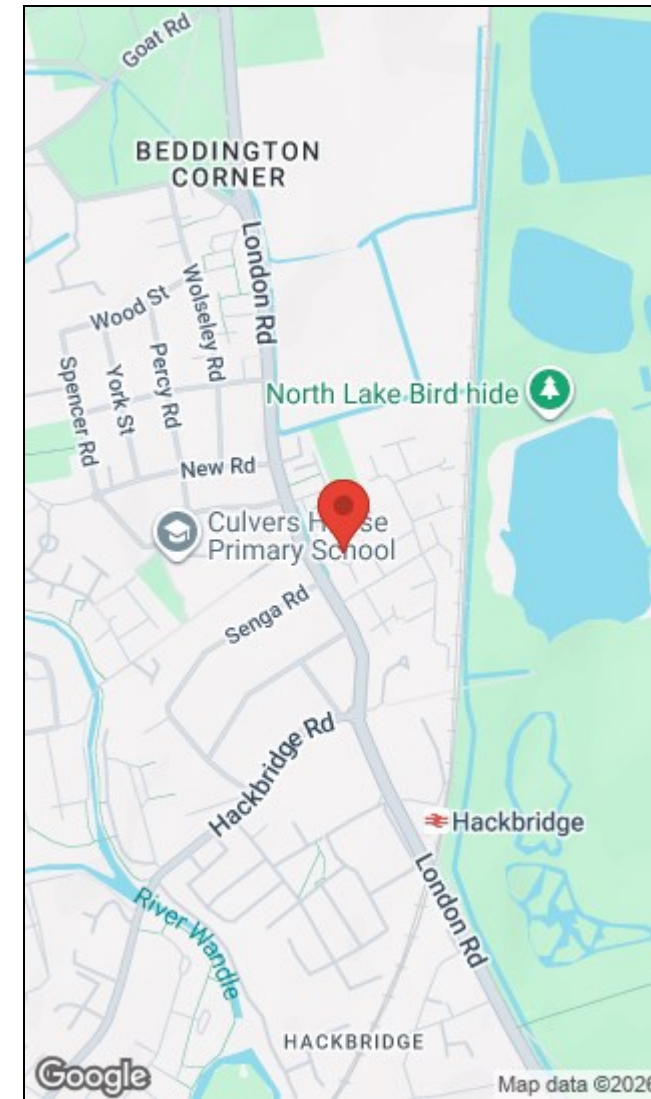




Approximate Floor Area  
360 sq.ft  
(33.49 sq.m)

Approx. Gross Internal Floor Area 360 sq. ft / 33.49 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.  
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	62		74
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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