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# York Street, Hackbridge

Guide Price £425,000



**GUIDE PRICE £425,000 - £450,000.** This spacious semi-detached house, situated in a residential side road, spans an impressive 986 square feet. The property benefits from three well-proportioned bedrooms, along with an upstairs bathroom, making it an ideal home for families or those seeking extra space.

There are two inviting reception rooms, one with a front aspect and the other overlooking the garden. There is potential to make the kitchen and rear reception room an open plan kitchen/reception room, subject to the usual building regulations and planning permission.

One of the standout features of this property is its proximity to both Hackbridge mainline station and Mitcham Junction tram link. There are also bus routes to both Sutton and Tooting, ensuring easy access to transport links for commuting or exploring the wider area. This location is not only convenient for travel but also offers a sense of community with local amenities nearby.

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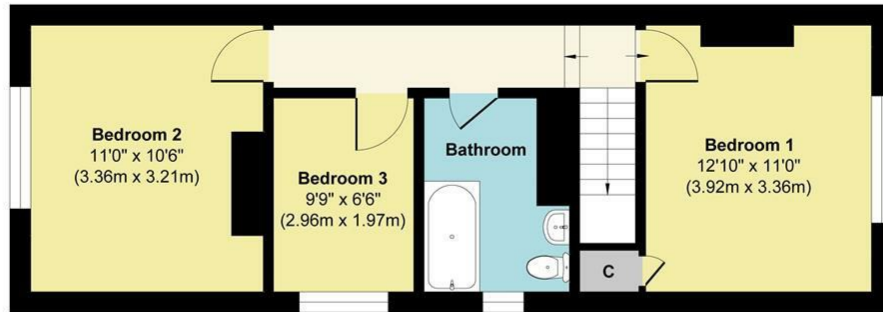


## KEY FEATURES

- GUIDE PRICE £425,000 - £450,000
  - UPSTAIRS BATHROOM
  - SEMI-DETACHED
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
  - GOOD-SIZED REAR GARDEN
- HALF MILE FROM MAINLINE STATION
  - SCOPE FOR IMPROVEMENT







First Floor  
Approximate Floor Area  
500 sq. ft  
(46.52 sq.m)

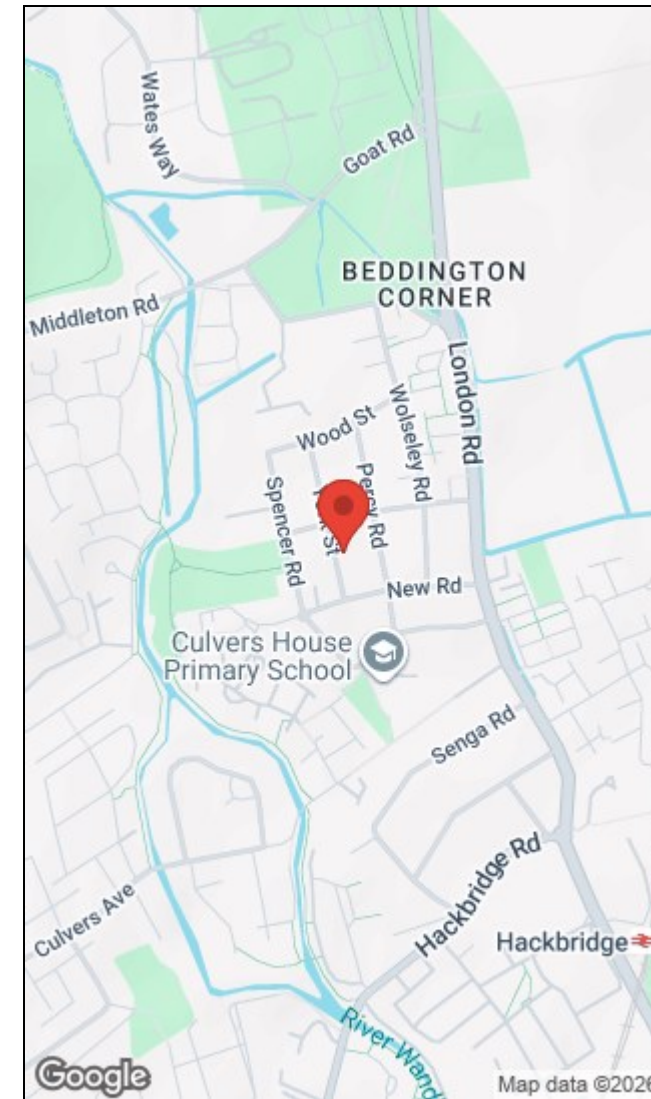


Ground Floor  
Approximate Floor Area  
486 sq. ft  
(45.24 sq.m)

**Approx. Gross Internal Floor Area 986 sq. ft / 91.76 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](http://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 |                         |
|   | 75                      |   |                         |
|   | 55                      |   |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

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