



£475,000 Freehold



Sydney Road Abbey Wood, London SE2 9RY



PROPERTY DESCRIPTION

GUIDE PRICE £475,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached bungalow close to schools and amenities, including immediate access to Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 3 DOUBLE bedrooms, living room, open-plan kitchen/dining room, ensuite shower room, family bathroom, and additional shower room.

Further benefits include double glazing, gas central heating, 60ft (approx) garden, and off street parking. VIEWING HIGHLY RECOMMENDED.

Total Internal Area approx: 946.60 sq ft (89.6 sqm).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Carpeted, radiator, storage cupboard; carpeted stairs leading to first floor.

Living Room

Carpeted, radiator, double glazed bay window.

Kitchen / Dining Room

Tiled flooring; range of wall and base units with complementary worktops and tiled splashback; island with base units and worktop; fitted gas hob, fitted oven/grill, stainless steel extractor hood, stainless steel sink with mixer tap; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows; door leading to rear garden.

Master Bedroom

Carpeted, radiator, window; access to ensuite shower room.

Ensuite Shower Room

Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail.

Family Bathroom

Tiled flooring, tiled walls; panelled bath with mixer tap; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed frosted window.

First Floor

Bedroom

Carpeted, radiator, double glazed window.

Bedroom

Carpeted, radiator, double glazed Velux windows, eaves storage.

Shower Room

Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic shower; wash-hand basin, w/c, heated towel-rail, double glazed Velux window.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

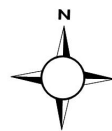
Approximately 60ft; lawn, outdoor tap; side access.

Information

- 0.2 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.3 miles (approx) to Lesness Abbey Woods
- Council Tax: Band C

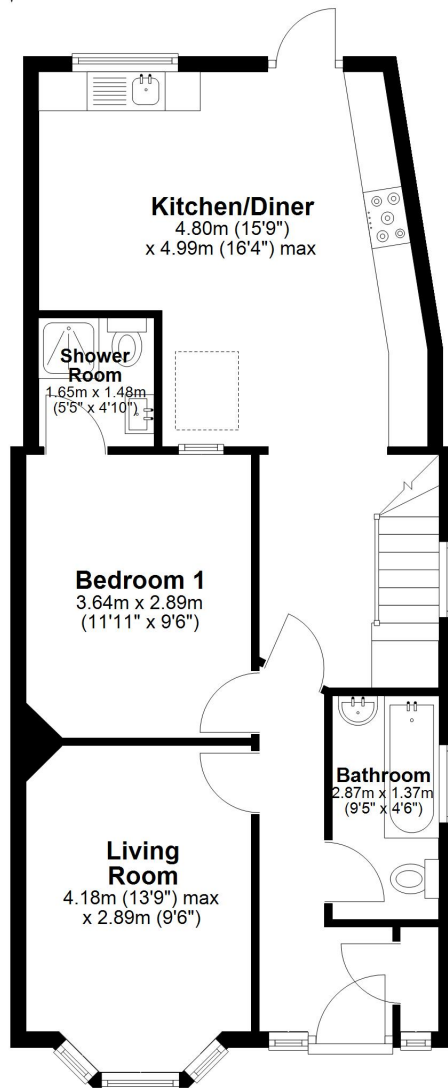


FLOORPLAN



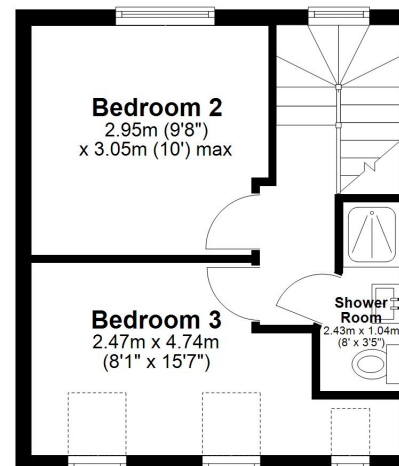
Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.6 sq. feet)