



£475,000 Freehold



Amberley Road, Abbey Wood, London SE2 0SF



## PROPERTY DESCRIPTION

GUIDE PRICE £475,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended mid-terraced house, close to Abbey Wood station with Crossrail / Elizabeth Line, amenities, and schools including Bedonwell Junior School and Belmont Primary School. This property comprises 3 bedrooms, open-plan kitchen/living/dining room, utility room, and family bathroom.

Further benefits include double glazing, gas central heating, detached annexe, bar (former air-raid shelter), off street parking, 65ft (approx) garden, and close proximity to Lesnes Abbey Woods. VIEWING HIGHLY RECOMMENDED. CHAIN FREE.

Total Internal Area approx: 1,308.03 sq ft (121.52 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to entrance hall.

#### Entrance Hall

Tiled flooring, radiator, understairs storage; carpeted stairs leading to first floor.

#### Living Room

12' 2" x 10' 6" (3.71m x 3.19m) Herringbone flooring, radiator, double glazed windows; opening leading to kitchen.

#### Dining Room

5.06m x 3.16m (16' 7" x 10' 4") Tiled flooring, radiator, double glazed windows; double glazed french doors leading to rear garden.

#### Kitchen

10' 11" x 9' 6" (3.32m x 2.90m) Herringbone flooring; range of soft-closing wall and base units with complementary worktops; composite sink and drainer with mixer tap; induction hob, built-in oven, stainless steel extractor hood, integrated dishwasher, integrated fridge/freezer; space and connections for washing machine; opening to dining room.

#### Utility Room

2.43m x 1.96m (8' 0" x 6' 5") Tiled flooring; range of soft-closing wall and base units with complementary worktops; stainless steel sink and drainer with mixer tap; gas hob, built-in oven; space and connections for dishwasher; space and connections for washing machine; opening to dining room.

### First Floor

#### Landing

Carpeted; access to loft.

#### Bedroom

3.57m x 3.07m (11' 9" x 10' 1") Carpeted, radiator, built-in wardrobes, double glazed windows.

#### Bedroom

3.20m x 3.10m (10' 6" x 10' 2") Carpeted, radiator, double glazed windows.

#### Bedroom

2.60m x 1.92m (8' 6" x 6' 4") Carpeted, radiator, built-in wardrobes, double glazed windows.

#### Shower Room

1.90m x 1.76m (6' 3" x 5' 9") Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic rainfall attachment; wall-hung wash-hand basin with vanity unit; w/c, heated towel-rail, extractor fan, recessed bathroom storage.

### External

#### Front Driveway

Off street parking; paved.

#### Rear Garden

Approximately 65ft; patio area with seating; lawn; mature trees bushes and shrubs; outdoor tap; brick-built chimney-style barbecue.

#### Annexe

5.50m x 2.67m (18' 0" x 8' 9")

Open-Plan Bedroom / Office / Kitchen with wall and base units; stainless steel sink with mixer tap.

Shower Room with corner shower cubicle, vanity wash-hand basin, w/c, double glazed windows.

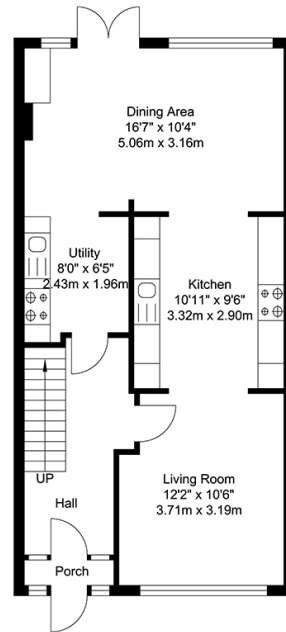
#### Bar / Former Air-Raid Shelter

Tiled flooring; electrical power and lighting; electrical fire; wall and base units with complementary worktops; storage area.

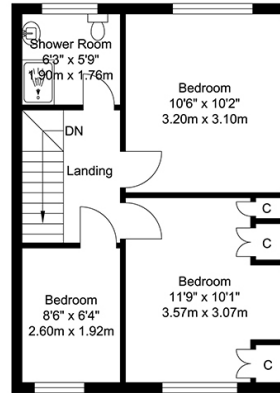
#### Information

- 0.8 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.2 miles (approx) to Bedonwell Primary School

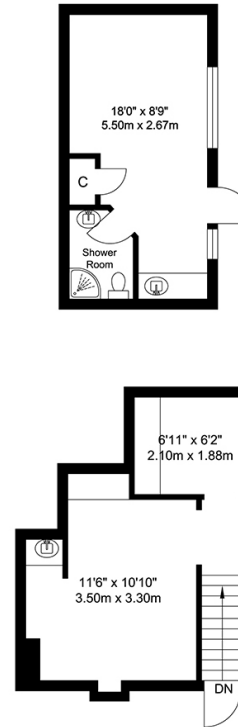
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
561.44 SQ.FT.  
(52.16 SQ.M.)



First Floor  
Approximate Floor Area  
385.24 SQ.FT.  
(35.79 SQ.M.)



Outbuildings  
Approximate Floor Area  
361.34 SQ.FT.  
(33.57 SQ.M.)

TOTAL APPROX FLOOR AREA 1308.03 SQ. FT / 121.52 SQ. M  
For Identification Purposes Only.

