



£475,000 Freehold



Amberley Road, Upper Abbey Wood



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this 1930s semi-detached house situated on a popular residential road close to schools, amenities, and transportation links, including Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 3 bedrooms, through-lounge, extended newly fitted kitchen/dining room, and upstairs family bathroom.

Further benefits include double glazing, gas central heating; storage room with potential for downstairs bathroom or utility room; off street parking for 2 cars; approximately 70ft south-facing garden with both side and rear access.

Total Internal Area approx: 1,005.56 sq ft (93.42 sq m). EPC D63







## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Tiled entrance; carpeted hall and stairs; picture rail, radiator, understairs cupboards.

#### Living Room

13' 4" x 11' 4" (4.07m x 3.45m) Laminate flooring, ceiling coving, radiator, double glazed windows.

#### Dining Room

10' 11" x 10' 5" (3.34m x 3.18m) Laminate flooring, ceiling coving, 2 radiators.

#### Kitchen / Breakfast Room

17' x 10' 6" (5.18m x 3.20m) Laminate flooring; range of soft-closing wood wall and base units with tiled splashback; stainless steel sink and drainer unit; fitted oven, fitted electric hob, stainless steel extractor hood, double glazed windows; space and connections for washing machine; space and connections for fridge.

#### Storage Room

8' x 6' 6" (2.43m x 1.98m) Wood flooring, ceiling coving, electrical power; wall-mounted combination boiler; double glazed windows; potential for conversion to utility room or downstairs bathroom.

### First Floor

#### Landing

Carpeted, picture rail, double glazed windows; access to loft.

#### Bedroom

13' 4" x 10' 4" (4.07m x 3.15m) Carpeted, picture rail, radiator, fitted wardrobes, storage cupboard, double glazed windows.

#### Bedroom

11' 8" x 10' 9" (3.55m x 3.27m) Wood flooring, picture rail, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

7' 10" x 6' 4" (2.40m x 1.94m) Carpeted, radiator, double glazed windows.

### Family Bathroom

6' 3" x 5' 7" (1.91m x 1.71m) Tiled flooring, tiled walls; bath with mixer taps; wash-hand basin, w/c, radiator, double glazed windows.

### External

#### Front Garden

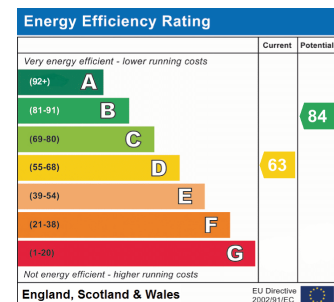
Off street parking for 2 cars.

#### Rear Garden

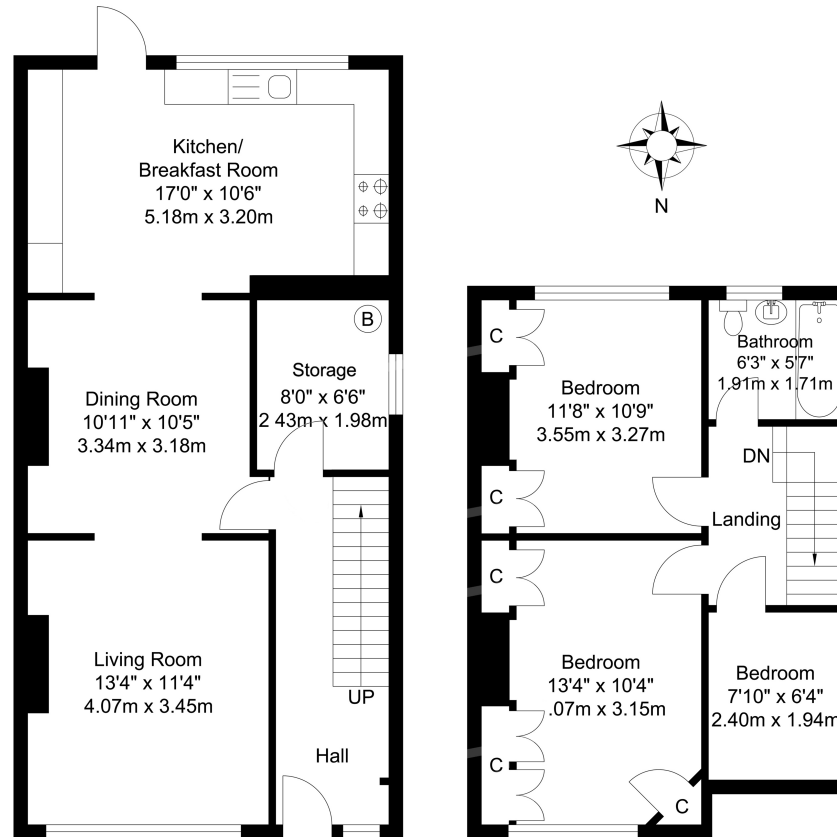
Approximately 70ft, south-facing; patio, lawn, outdoor tap; shed; side access; rear access.

### Information:

- Council Tax: Band D



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
601.59 SQ.FT.  
(55.89 SQ.M.)

First Floor  
Approximate Floor Area  
403.96 SQ.FT.  
(37.53 SQ.M.)

TOTAL APPROX FLOOR AREA 1005.56 SQ.FT. (93.42 SQ. M.)  
For Identification Purposes Only.

