



Guide Price £450,000 Freehold



Congo Road, Plumstead, London SE18 1TF





## PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this immaculate three-storey bay-fronted period terraced home, close to schools, amenities, including Plumstead common, and transport links, including Plumstead station, with Thameslink and one stop to Crossrail/Elizabeth Line. This property comprises 2/3 DOUBLE bedrooms, good sized living/dining room, fitted kitchen, utility room, and family bathroom.

Further benefits include double glazing, gas central heating, and rear garden. VIEWING HIGHLY RECOMMENDED.

Total Internal Area approx: 1,044.31 sq ft (97.02 sq m)







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Stripped and varnished floorboards; radiator; stairs leading to first floor; stairs leading to lower ground floor.

#### Living / Dining Room

4.24m x 3.54m (13' 11" x 11' 7") Stripped and varnished floorboards; cast-iron feature fireplace; radiator, double glazed bay windows.

#### Bedroom / Family Room

3.54m x 3.48m (11' 7" x 11' 5") Stripped and varnished floorboards; feature fireplace, radiator, double glazed window.

#### Kitchen

2.87m x 2.76m (9' 5" x 9' 1") Tiled flooring, range of wood wall and base units with tiled splashback; fitted oven, electric hob, integrated extractor hood, space and connections for fridge/freezer, space and connections for dishwasher; sink with mixer tap and drainer unit; radiator, double glazed windows.

### Lower Ground Floor

#### Utility Room

2.99m x 6.2m (9' 10" x 6' 2") Range of base units; space and connections for washing machine; storage cupboard.

#### Bathroom

2.70m x 1.50m (8' 10" x 4' 11") Tiled flooring, tiled walls; panelled bath with mixer tap and rainfall shower attachment; wash-hand basin with mixer tap; w/c, heated towel-rail, double glazed frosted windows.

### First Floor

#### Landing

Stripped and varnished floorboards; eaves storage; loft access.

#### Bedroom

4.46m x 3.47m (14' 8" x 11' 5") Stripped and varnished floorboards; radiator, fitted wardrobes, double glazed windows.

#### Bedroom

3.57m x 3.53m (11' 9" x 11' 7") Stripped and varnished floorboards; radiator, storage cupboard, double glazed windows.

### External

#### Rear Garden

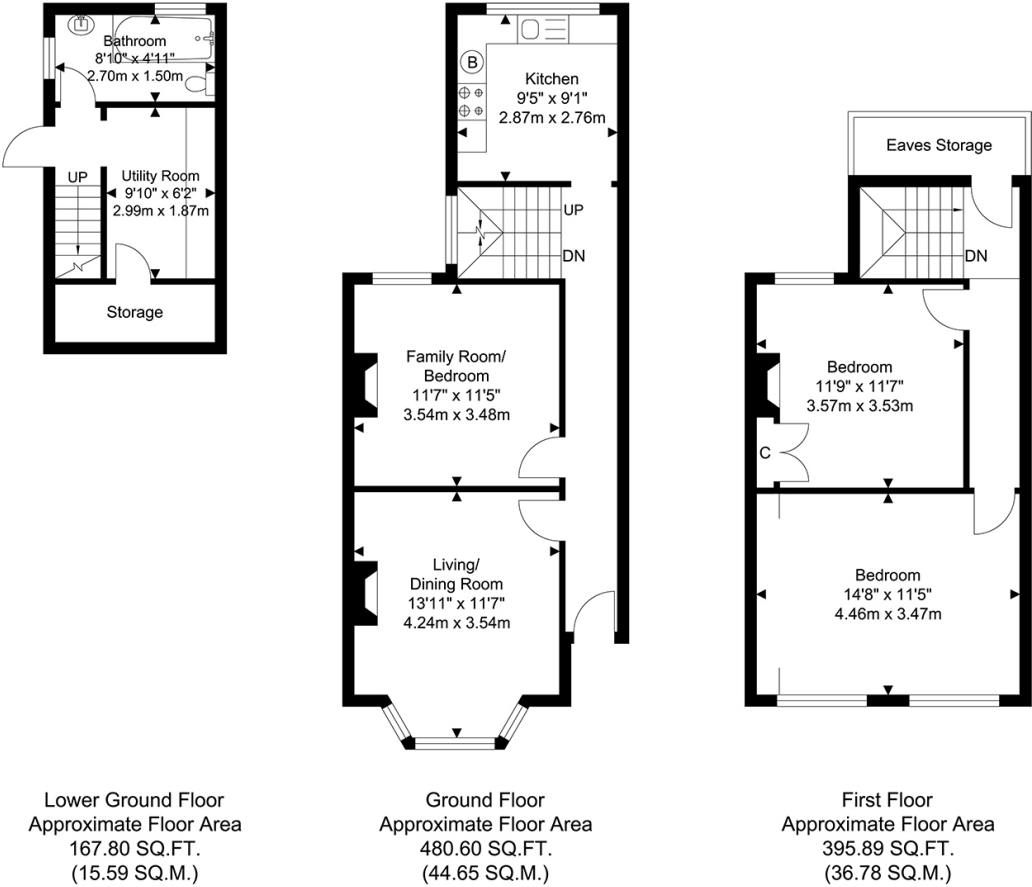
Approximately 30ft; landscaped with patio, mature trees, plants, and shrub borders.

#### Information

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



FLOORPLAN



TOTAL APPROX FLOOR AREA 1044.31 SQ. FT / 97.02 SQ. M  
For Identification Purposes Only.

