



Offers Over £450,000 Freehold



19 Birkdale Road, Abbey Wood, London
SE2 9HU



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached house close to amenities, schools, and transportation links, including Plumstead station, and Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 4 bedrooms, large living room/dining room, kitchen, upstairs family bathroom, and 40ft (approx) rear garden.

Further benefits include double glazing, gas central heating, and insulated garden room. Total Internal Area approx: 1,009.97 sq ft (93.83 sq m)

FEATURES

- Extended semi-detached house
- 4 bedrooms
- Fitted kitchen
- Upstairs family bathroom
- Off street parking for 2 cars
- 40ft (approx) rear garden
- Garden room





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Laminate flooring.

Through Lounge

Laminate flooring, radiator, double glazed bay window; double glazed patio leading to rear garden.

Kitchen

Tiled flooring, double glazed windows; range of wood wall and base units with marble worktops and splashback; stainless steel sink with mixer tap; Zanussi gas hob, extractor hood, Zanussi double oven; space for American-style fridge/freezer; space and connections for dishwasher; space and connections for washing machine; space and connections for dryer; cupboard housing combination boiler; double glazed patio door leading to rear garden.

Bedroom / Office

Laminate flooring, radiator, double glazed windows.

First Floor

Bedroom

Carpeted, radiator, ceiling coving, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, radiator, ceiling coving, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, radiator, ceiling coving, double glazed windows.

Family Bathroom

Fully tiled, double glazed windows; bath with mixer tap and shower over; wash-hand basin with mixer tap; w/c, extractor fan, heated towel-rail.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 40ft; patio, lawn; range of flowerbeds, shrubs and mature trees.

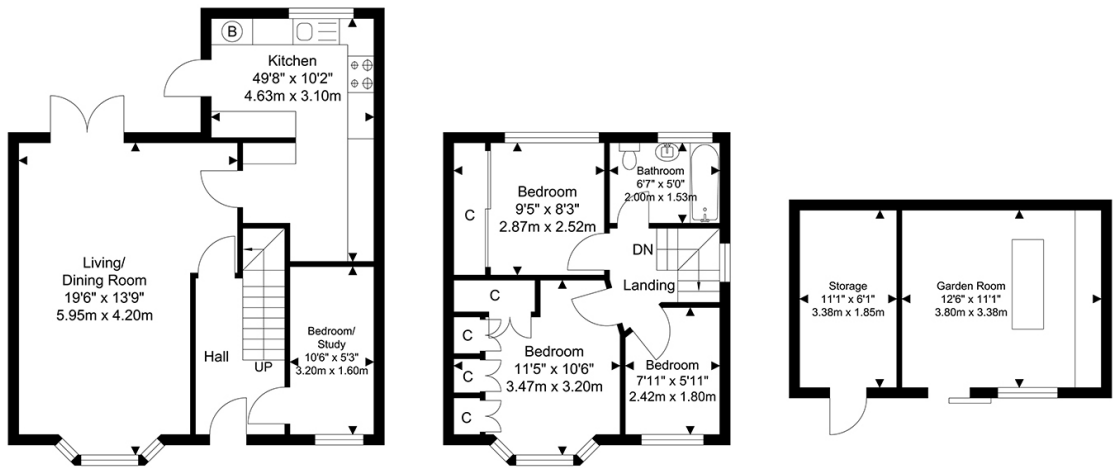
Garden Room

Electrical power; insulated; laminate flooring; range of wood wall and base units with granite-effect worktops.

Information

- 0.7 miles (approx) to Plumstead Station with Thameslink
- 0.7 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.1 miles (approx) to Plumstead Gardens
- Council Tax: Band C

FLOORPLAN



Ground Floor
Approximate Floor Area
490.83 SQ.FT.
(45.60 SQ.M.)

First Floor
Approximate Floor Area
310.00 SQ.FT.
(28.80 SQ.M.)

Outbuilding
Approximate Floor Area
209.14 SQ.FT.
(19.43 SQ.M.)



TOTAL APPROX FLOOR AREA 1009.97 SQ. FT / 93.83 SQ. M
For Identification Purposes Only.

