



Asking Price £350,000 Freehold



Bracondale Road, Abbey Wood



PROPERTY DESCRIPTION

RE/MAX are delighted to offer for sale this terraced house situated on a popular residential road close to schools, amenities, and transportation links, including Abbey Wood station with Crossrail/Elizabeth Line. This property in need of refurbishment comprises 3 bedrooms, fitted kitchen, living room, conservatory, fitted upstairs family bathroom, and separate upstairs cloakroom.

Further benefits include utility room, double glazing, gas central heating, and approximately 65ft rear garden. CHAIN FREE!

Total Internal Area approx: 1,127.84 sq ft (104.78 sq m). EPC D64

FEATURES

- Terraced house
- 3 bedrooms
- Living room
- Fitted kitchen
- Utility room
- Conservatory
- Upstairs family bathroom
- Separate upstairs cloakroom
- 65ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

Ground Floor

Porch

Laminate flooring.

Entrance Hall

Laminate flooring, radiator.

Living Room

5.94m x 3.50m (19' 6" x 11' 6") Laminate flooring, ceiling coving, 2 radiators, double glazed windows, double glazed patio doors.

Kitchen

3.52m x 2.29m (11' 7" x 7' 6") Tiled flooring; range of wood wall and base units with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; double glazed windows; space and connections for fridge/freezer; space and connections for washing machine; space and connections for gas cooker.

Utility Room

3.50m x 1.67m (11' 6" x 5' 6") Laminate flooring, radiator, window; cupboard housing boiler.

Conservatory

6.44m x 2.93m (21' 2" x 9' 7") Tiled flooring, double glazed windows, double glazed french doors; disabled shower and toilet cubicle.

First Floor

Landing

Wood flooring, ceiling coving, double glazed windows; airing cupboard.

Bedroom

3.53m x 3.50m (11' 7" x 11' 6") Wood flooring, ceiling coving, radiator, double glazed windows.

Bedroom

3.76m x 3.57m (12' 4" x 11' 9") Tiled flooring, ceiling coving, radiator, storage cupboard, double glazed windows.

Bedroom

3.80m x 2.33m (12' 6" x 7' 8") Wood flooring, ceiling coving, radiator, storage cupboard, double glazed windows.

Family Bathroom

2.09m x 1.42m (6' 10" x 4' 8") Vinyl flooring, tiled walls; bath with shower-mixer; wash-hand basin with vanity unit; wall-mounted heater, radiator, double glazed windows.

Cloakroom

Vinyl flooring, w/c, radiator, double glazed windows.

External

Front Garden

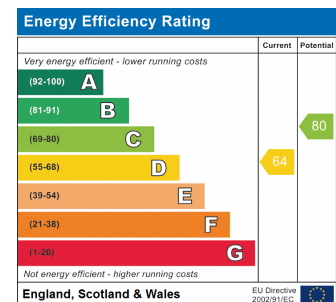
Mature shrubs and bushes.

Rear Garden

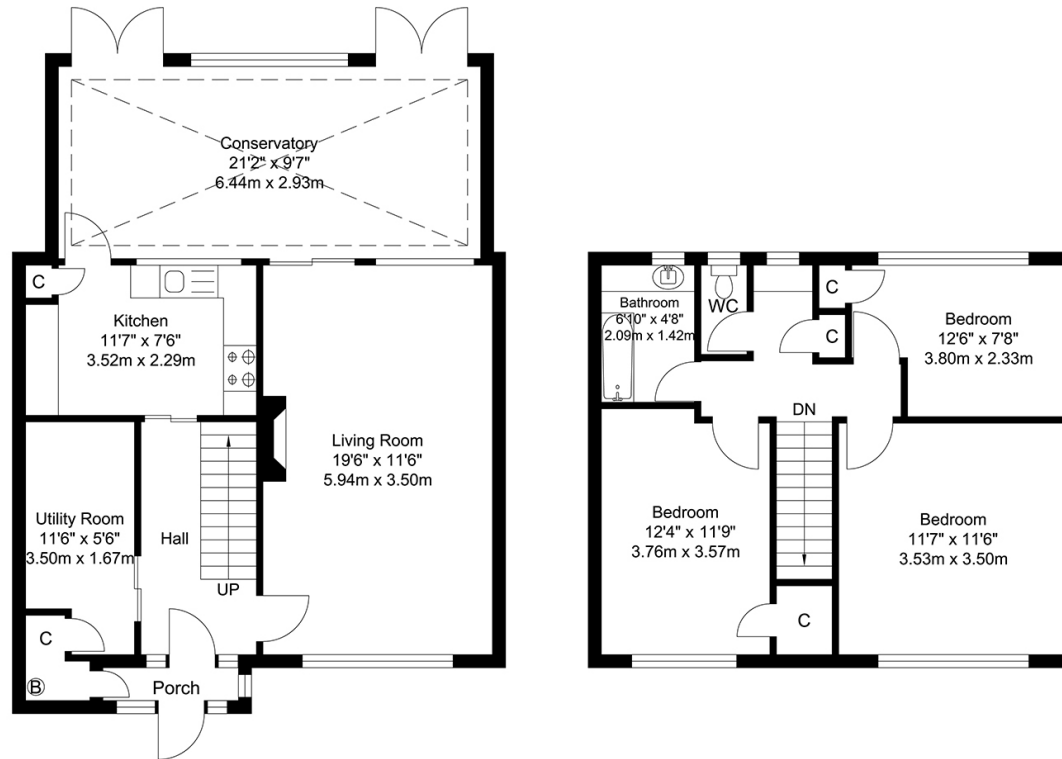
Approximately 65ft.

Information:

- Council Tax: Band C



FLOORPLAN



Ground Floor
 Approximate Floor Area
 672.63 SQ.FT.
 62.49 SQ.M.



First Floor
 Approximate Floor Area
 455.20 SQ.FT.
 42.29 SQ.M.

TOTAL APPROX FLOOR AREA 1127.84 SQ. FT / 104.78 SQ. M

For Identification Purposes Only.

