



Guide Price £525,000 Freehold



Amberley Road, Upper Abbey Wood



PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended semi-detached house, close to amenities with immediate access to Bostal Heath and Woods, Abbey Wood station with Crossrail/Elizabeth Line, and schools including Bedonwell Junior School.

This property comprises 3 DOUBLE bedrooms, extended fitted kitchen/dining room, living room, conservatory, downstairs cloakroom/utility, and upstairs family bathroom with underfloor heating. Further benefits include double glazing, gas central heating, alarm, summerhouse, 60ft (approx) south-facing garden, and off street parking for 2 cars. VIEWING HIGHLY RECOMMENDED. Total Internal Area approx: 1,432.78 sq ft (133.11 sq m). EPC Rating D51

FEATURES

- Extended 1930s semi-detached house
- 3 double bedrooms
- Large kitchen / dining room
- Living room
- Upstairs family bathroom
- Downstairs cloakroom / utility room
- 60ft (approx) south-facing rear garden
- Off street parking for 2 cars
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Solid oak flooring, fitted floor-mat, fitted cupboard, radiator.

Entrance Hall

Solid oak flooring, radiator, understairs storage.

Living Room

7.51m x 3.46m (24' 8" x 11' 4") Solid oak flooring, ceiling coving, radiator; gas fireplace with wood surround; double glazed windows with shutters.

Kitchen / Dining Room

5.02m x 3.95m (16' 6" x 13' 0") Ceramic tiled flooring; range of cream wall and base units with wood worktops and tiled splashback; stainless steel sink and drainer unit; Rangemaster electric double oven with 5-ring gas hob and plate warmer; extractor hood, integrated fridge, integrated freezer, integrated dishwasher, double glazed windows.

Conservatory

3.20m x 2.86m (10' 6" x 9' 5") Ceramic tiled flooring, 2 radiators, double glazed windows, double glazed french doors.

Downstairs Cloakroom / Utility Room

Tiled flooring, part-tiled walls; range of wood wall-mounted units; wall-mounted boiler; wash-hand basin, w/c, double glazed window; space and connections for washing machine.

FIRST FLOOR

Landing

Carpet, large storage cupboard, double glazed windows; access to insulated and boarded loft with ladder and lighting.

Bedroom

4.08m x 3.15m (13' 5" x 10' 4") Laminate flooring, radiator, fitted cupboard, wardrobe; double glazed windows with shutters.

Bedroom

3.33m x 3.31m (10' 11" x 10' 10") Laminate flooring, radiator, fitted wardrobes, double glazed windows.

Bedroom

5.02m x 3.06m (16' 6" x 10' 0") Solid wood floor, radiator, fitted wardrobes, fitted dressing table; shower cubicle with electric shower; double glazed windows with venetian blinds.

Family Bathroom

Tiled flooring with underfloor heating; tiled walls; bath with shower-mixer and wall-pumped thermostatic rainfall shower; wash-hand basin, w/c, heated towel-rail, extractor fan, double glazed windows.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximatley 60ft, south-facing; decked area, lawn; mature trees and shrubs; outdoor tap, large patio area to rear; side access.

Summer House

Storage Area 1

6.11m x 1.46m (20' 1" x 4' 9") Electrical power and lighting; bi-folding doors.

Storage Area 2

6.11m x 1.48m (20' 1" x 4' 10") Electrical power and lighting; rear access.

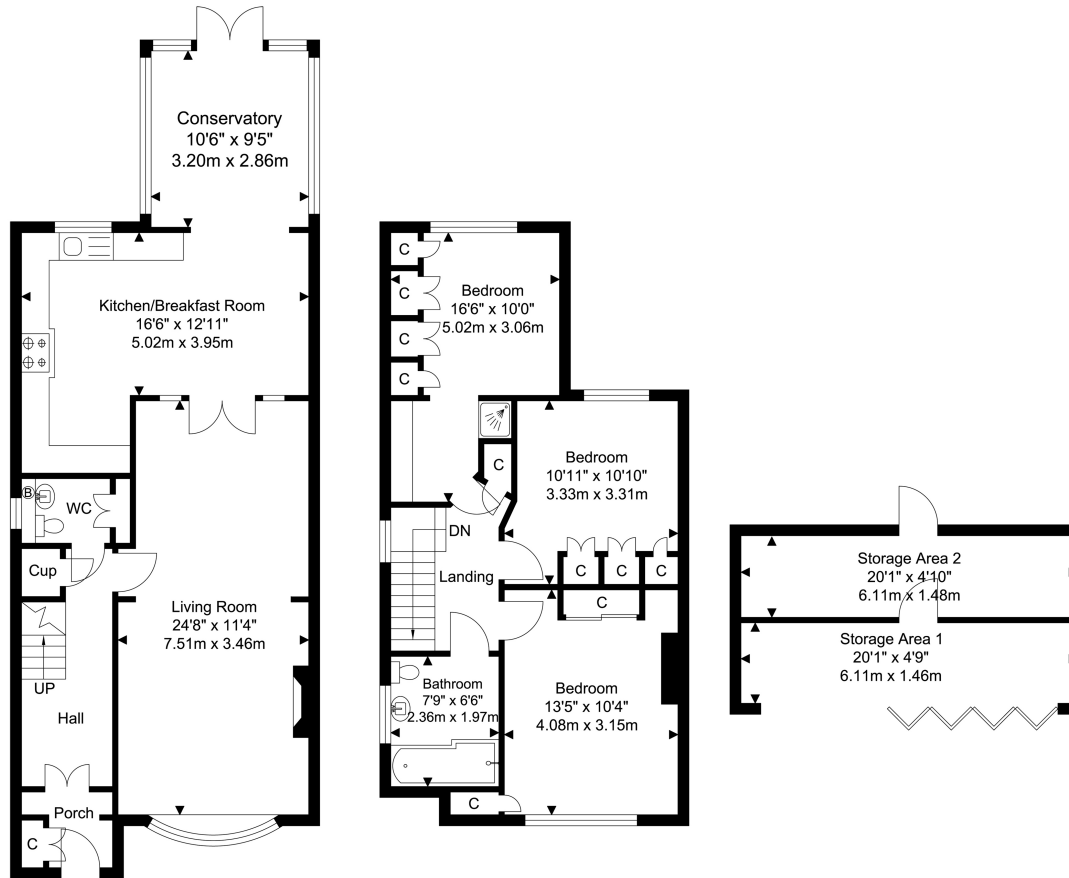
Information:

- 0.7 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Bedonwell Primary School
- 0.2 miles (approx) to Bostal Heath and Woods
- 0.2 miles (approx) to Lesnes Abbey Woods
- Council Tax: Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
Approximate Floor Area
717.19 SQ.FT.
(66.63 SQ.M.)

First Floor
Approximate Floor Area
515.69 SQ.FT.
(47.91 SQ.M.)

Outbuilding
Approximate Floor Area
199.88 SQ.FT.
(18.57 SQ.M.)

TOTAL APPROX FLOOR AREA 1432.78 SQ.FT. (133.11 SQ. M.)

For Identification Purposes Only.

