



Offers Over £350,000 Freehold



39 Barth Road, Plumstead, London SE18
1SG



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this Victorian house close to amenities, schools, and transportation links, including Thameslink and Crossrail/Elizabeth Line. This property comprises 2 DOUBLE bedrooms, living room, dining room, fitted kitchen, family bathroom, and approximately 35ft rear garden.

Further benefits include solar panels, double glazing, and gas central heating. Total Internal Area approx: 686.52 sq ft (63.78 sq m). EPC Rating D58





ROOM DESCRIPTIONS

Hallway

Laminate flooring, radiator, ceiling coving.

Living Room

Laminate flooring, radiator, ceiling coving, double glazed windows.

Dining Room

Laminate flooring, radiator, double glazed windows.

Kitchen

Tile flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; wall-mounted combination boiler; large storage cupboard; space for dishwasher; space for fridge/freezer; space and connections for gas cooker; double glazed door leading to Rear Garden.

Shower Room

Tiled flooring, double glazed windows; wall-integrated rainfall shower with hand-held attachment; wash-hand basin with mixer tap; w/c, extractor fan, heated towel-rail.

First Floor

Landing

Laminate flooring, double glazed window.

Bedroom

Laminate flooring, radiator, double glazed windows; access to loft.

Bedroom

Laminate flooring, radiator, double glazed windows.

External

Rear Garden.

Approximately 35ft; lawn; storage shed.

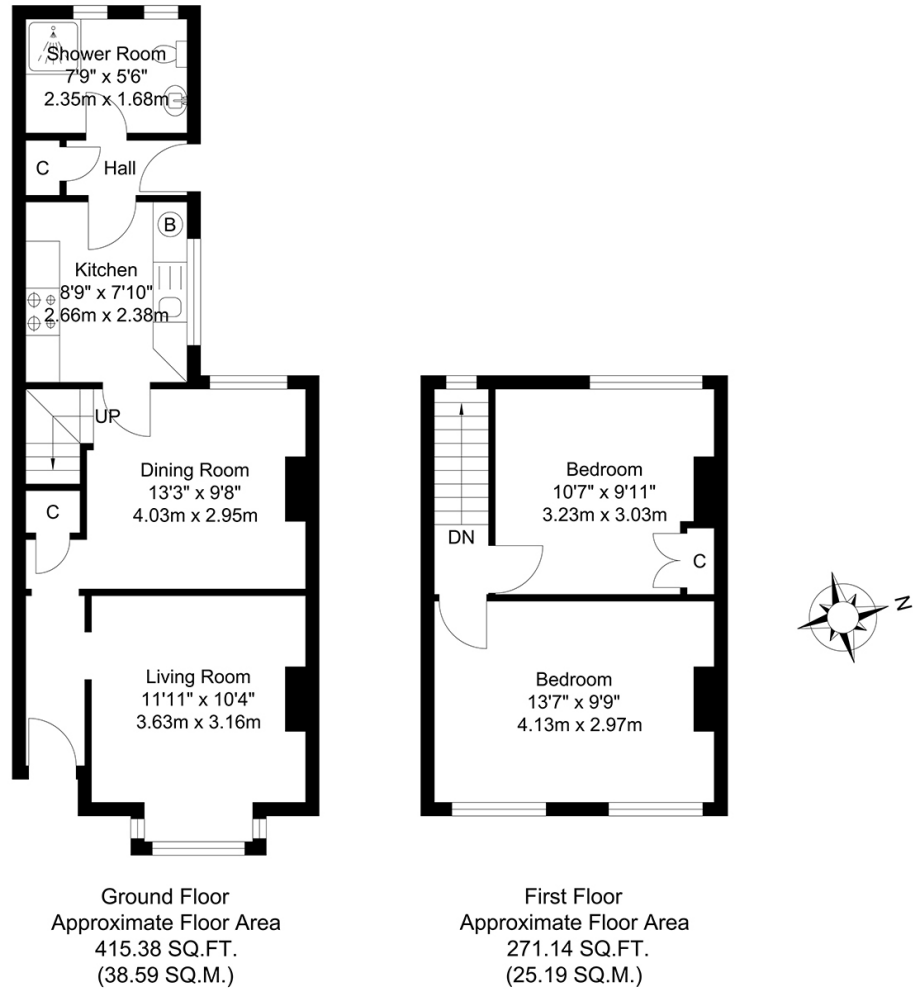
Information

- 0.4 miles (approx) to Plumstead Station with Thameslink
- 1.0 miles (approx) to Woolwich Station with Crossrail / Elizabeth Line
- 1.0 miles (approx) to Woolwich Arsenal Station with DLR & Thameslink
- 1.4 miles (approx) to Woolwich Ferry Thames Crossing / A205
- Easy access to A206 / A2016 / M25
- Council Tax: Band C



| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

FLOORPLAN



TOTAL APPROX FLOOR AREA 686.52 SQ. FT / 63.78 SQ. M
For Identification Purposes Only.

