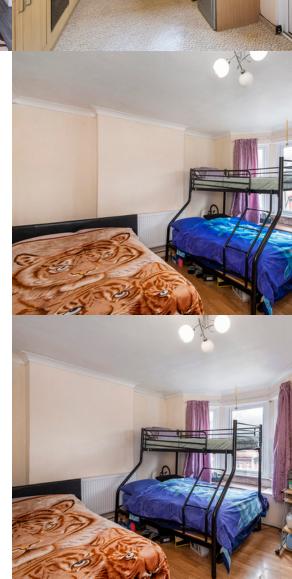




PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this Victorian end-of-terrace house close to amenities, schools, and transportation links, including Plumstead station and Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 3 DOUBLE bedrooms, large living room/dining room, kitchen, upstairs family bathroom, and approximately 50ft rear garden. Further benefits include double glazing and gas central heating. Total Internal Area approx: 991.57 sq ft (92.12 sq m). EPC Rating D61





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Laminate flooring, radiator, understairs storage cupboard; stairs leading to first floor.

Living / Dining Room

 $7.68 \text{m} \times 3.58 \text{m} (25' \ 2" \times 11' \ 9")$ Laminate flooring, radiator, double glazed bay windows.

Kitchen / Breakfast Room

4.80m x 2.75m (15' 9" x 9' 0") Vinyl flooring, part-tiled walls; range of wall and base units with complementary worktops; fitted oven, fitted gas hob, integrated extractor hood; stainless steel sink with mixer tap and drainer; space and connections washing machine; space and connections for dryer; space and connections for fridge/freezer; double glazed windows; double glazed door leading to rear garden.

First Floor

Landing

Carpeted; access to loft.

Bedroom

5.00m x 4.63m (16' 4" x 15' 2") Carpeted, radiator, built-in wardrobe, double glazed bay windows.

Bedroom

3.50m x 2.99m (11' 6" x 9' 10") Carpeted, radiator, double glazed window.

Bedroom

3.50m x 2.99m (11' 6" x 9' 10") Carpeted, radiator, double glazed window.

Shower Room

 $1.95 \,\mathrm{m} \times 1.83 \,\mathrm{m}$ (6' 5" x 6' 0") Tiled flooring, tiled walls; walk-in shower enclosure with rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c; wall-hung bathroom mirror; heated towel-rail, extractor fan.

External

Front Garden

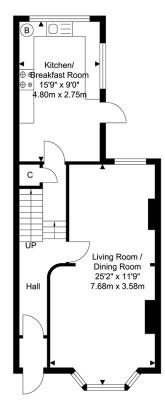
Paved.

Rear Garden

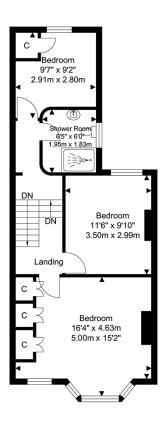
Approximately 50ft; patio, lawn; shed.

Information

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



Ground Floor Approximate Floor Area 495.78 SQ.FT. (46.06 SQ.M.)



First Floor Approximate Floor Area 495.78 SQ.FT. (46.06 SQ.M.)

TOTAL APPROX FLOOR AREA 991.57 SQ. FT / 92.12 SQ. M For Identification Purposes Only.



