



Asking Price £475,000 Freehold



9 Stanbrook Road, Abbey Wood, London
SE2 9XR



PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 22 March • 3:00pm - 4:00pm • RE/MAX SELECT are delighted to offer for sale this extended house close to schools, amenities, and transportation links, including Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 4 DOUBLE bedrooms, living room, open-plan kitchen/dining room, study/utility room, upstairs family bathroom, and downstairs cloakroom.

Further benefits include double glazing, gas central heating, 40ft (approx) garden, and off street parking for 2 cars. Total Internal Area approx: 1,136.23 sq ft (105.56 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Vinyl flooring, radiator.

Living Room

Laminate flooring, ceiling coving, dado rail, radiator, double glazed windows; gas fireplace with stone hearth and stone surround.

Kitchen / Dining Room

Tiled flooring, double glazed windows; range of wood wall and base units with wood worktops; stainless steel sink and drainer unit with mixer tap; Beiling 5-burner gas cooker; washing machine; space for American style fridge/freezer; space and connections for dishwasher; pantry cupboard; double glazed patio doors leading to Rear Garden.

Study / Utility Room

Vinyl flooring, radiator, double glazed windows; combination boiler.

Cloakroom

Vinyl flooring, tiled walls; wash-hand basin with mixer tap, w/c.

First Floor

Landing

Carpeted.

Bedroom

Carpeted, radiator, double glazed windows.

Bedroom

Carpeted, radiator, double glazed windows, storage cupboard.

Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobe.

Bedroom

Carpeted, radiator, double glazed windows.

Family Bathroom

Fully tiled, radiator, double glazed windows, bath, large shower enclosure, wash-hand basin, w/c.

Exterior

Front Driveway

Off street parking for 2 cars.

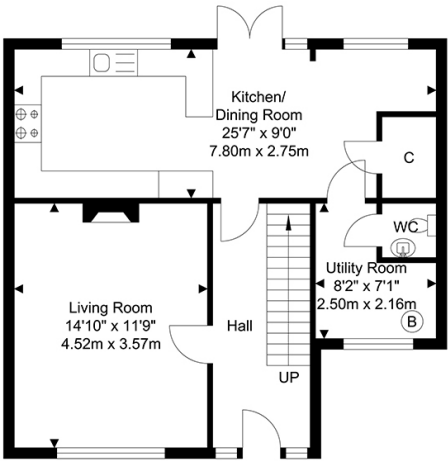
Rear Garden

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

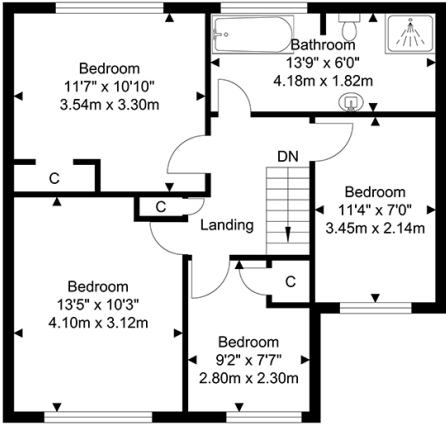
Information

- 0.5 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- Easy access to A2016 / A2 / M25
- Council Tax: Band C

FLOORPLAN



Ground Floor
Approximate Floor Area
568.11 SQ.FT.
(52.78 SQ.M.)



First Floor
Approximate Floor Area
568.11 SQ.FT.
(52.78 SQ.M.)

TOTAL APPROX FLOOR AREA 1136.23 SQ. FT / 105.56 SQ. M
For Identification Purposes Only.

