



£450,000 Freehold



Blithdale Road, Abbey Wood



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate end-of-terraced house, close to schools, amenities, including Bostal Woods, and Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 3 DOUBLE bedrooms, open-plan kitchen/breakfast room, living room with dual-aspect double glazed windows, and both upstairs family bathroom and downstairs cloakroom.

Further benefits include double glazing, gas central heating, large garage, 50ft x 70ft (approx) south-facing garden, and off street parking for 2 cars. VIEWING HIGHLY RECOMMENDED.

Total Internal Area approx: 1,123.32 sq ft (104.36 sq m). EPC D68

FEATURES

- End-of-terrace house
- 3 double bedrooms
- Living room
- Large kitchen / breakfast room
- Downstairs cloakroom
- Upstairs family bathroom
- Garage
- Off street parking for 2 cars
- 50ft x 70ft (approx) south-facing garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Carpeted, windows.

Entrance Hall

Laminate flooring, radiator, fitted cupboard.

Living Room

5.02m x 3.00m (16' 6" x 9' 10") Laminate flooring, ceiling coving, 2 radiators; dual-aspect double glazed windows with venetian blinds.

Kitchen / Breakfast Room

4.27m x 2.94m (14' 0" x 9' 8") Vinyl flooring; range of soft-closing, wood wall and base units with tiled splashback; 2 fitted double ovens/grills; fitted microwave; stainless steel extractor hood; integrated double fridge; integrated freezer; fitted wine cooler; stainless steel sink and drainer unit; integrated dishwasher; integrated washing machine; radiator; double glazed windows with venetian blind; double glazed door.

Cloakroom

Tiled flooring, wash-hand basin, w/c, window.

FIRST FLOOR

Landing

Carpeted; double glazed windows with venetian blinds.

Bedroom

4.26m x 2.98m (14' 0" x 9' 9") Laminate flooring, fitted wardrobes, radiator; double glazed windows with venetian blinds.

Bedroom

3.20m x 3.19m (10' 6" x 10' 6") Carpeted, fitted wardrobes, radiator; double glazed windows with venetian blinds.

Bedroom

3.14m x 2.97m (10' 4" x 9' 9") Carpeted, fitted wardrobes, radiator; double glazed windows with venetian blinds.

Family Bathroom

1.99m x 1.71m (6' 6" x 5' 7") Vinyl flooring, tiled walls; bath with mixer tap and electric shower over; wash-hand basin, w/c, 2 wall-mounted vanity units, radiator, double glazed windows.

EXTERNAL

Garden

Approximately 50ft x 70ft, south-facing; lawn, patio, outdoor powerpoint, outdoor tap; off street parking for 2 cars.

Garage

6.80m x 3.20m (22' 4" x 10' 6") Up-and-over door; electrical power and lighting.

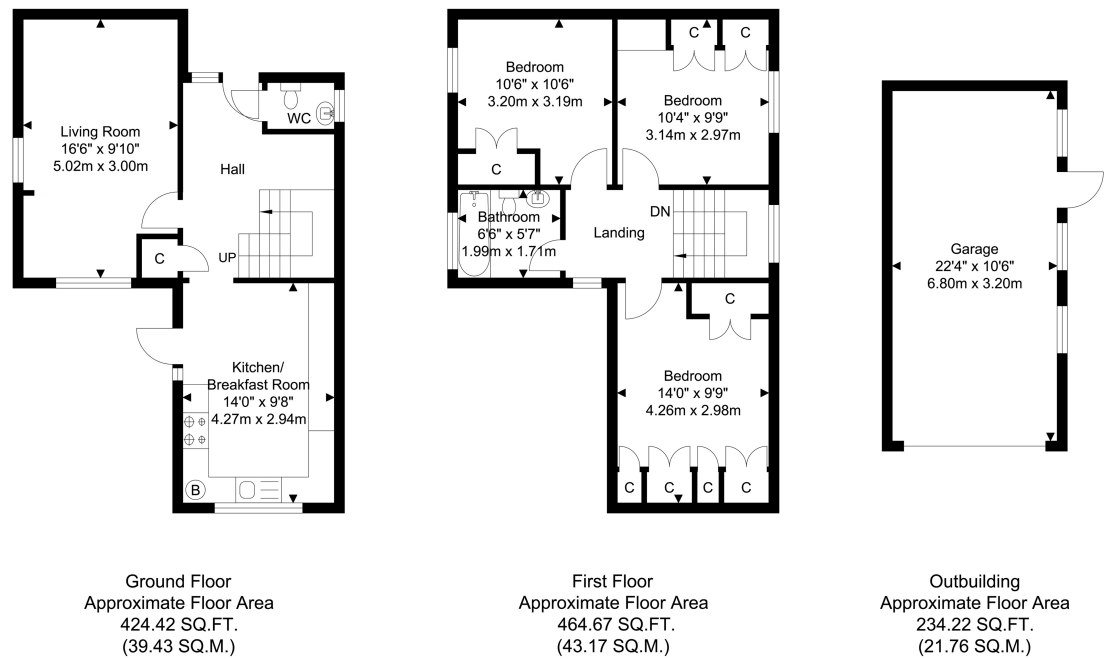
Shed

Information:

- 0.9 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.9 miles (approx) to Plumstead Station with Thameslink
- 0.3 miles (approx) to Bostal Woods
- Easy access to A2 / M25
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	68	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	68	86
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



TOTAL APPROX FLOOR AREA 1123.32 SQ. FT / 104.36 SQ. M
For Identification Purposes Only.

