



£425,000 Freehold



28 Amberley Road, London SE2 0SF



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented 1930s end-of-terrace house, situated on a popular residential road close to schools, amenities, and transport links, with immediate access to Bedonwell Junior School, Bostall Heath and Woods, and Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 3 bedrooms, through-lounge, fitted kitchen, and upstairs family bathroom

Further benefits include double glazing, gas central heating, garage, 75ft (approx) garden, and off street parking.

Total Internal Area approx: 981.56 sq ft (91.19 sq m).





ROOM DESCRIPTIONS

Ground Floor

Hallway

Wood-effect flooring, radiator, understairs cupboards; stairs leading to first floor.

Through-Lounge

23' 6" x 10' 7" (7.17m x 3.22m) Wood-effect flooring, 2 radiators, feature fireplace, double glazed windows; double glazed sliding door leading to garden.

Kitchen

9' 3" x 7' 8" (2.82m x 2.33m) Wood-effect flooring; range of wood wall and base units with complementary worktops and tiled splashback; fitted oven, fitted electric hob, extractor hood; space and connections for fridge/freezer; space and connections for washing machine; double glazed window; door leading to rear garden.

First Floor

Landing

Carpeted; access to loft.

Bedroom

12' 4" x 10' 2" (3.75m x 3.11m) Carpeted, radiator, double glazed windows.

Bedroom

10' 3" x 10' 2" (3.12m x 3.09m) Wood flooring, radiator, double glazed windows.

Bedroom

7' 5" x 6' 4" (2.25m x 1.94m) Wood-effect flooring, radiator, double glazed windows.

Family Bathroom

6' 5" x 5' 9" (1.96m x 1.76m) Vinyl flooring; panelled bath with mixer tap and thermostatic shower over; wash-hand basin, w/c, double glazed frosted windows.

External

Front Driveway

Off street parking.

Rear Garden

Approximately 75ft; patio, lawn; bushes, trees and shrubs; rear access.

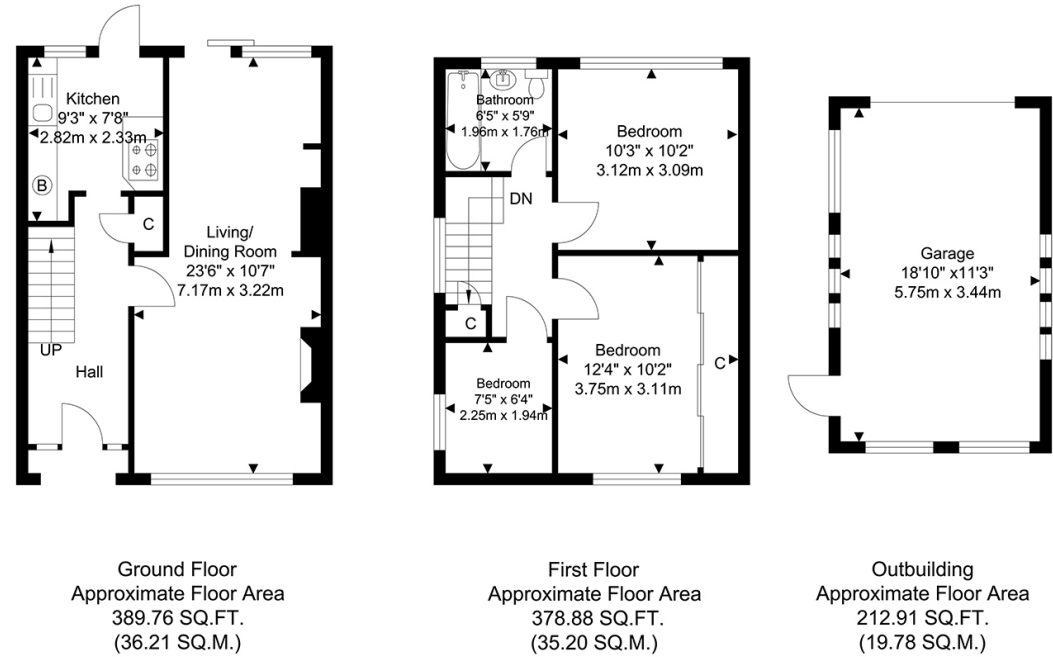
Garage

18' 10" x 11' 3" (5.75m x 3.44m) up-over-door; windows.

Information

- 0.8 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- 0.2 miles (approx) to Bedonwell Primary School
- 0.3 miles (approx) to Lesness Abbey Woods
- Council Tax: Band D

FLOORPLAN



TOTAL APPROX FLOOR AREA 981.56 SQ. FT / 91.19 SQ. M
For Identification Purposes Only.

