



£425,000 Freehold



28 Amberley Road, London SE2 0SF

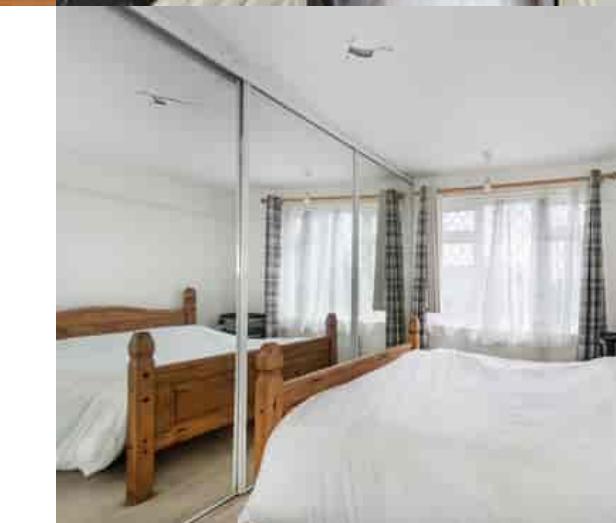


## PROPERTY DESCRIPTION

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.

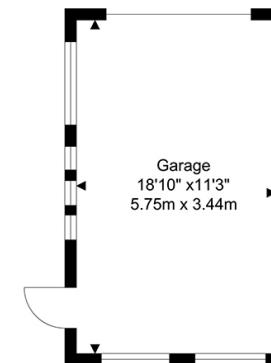
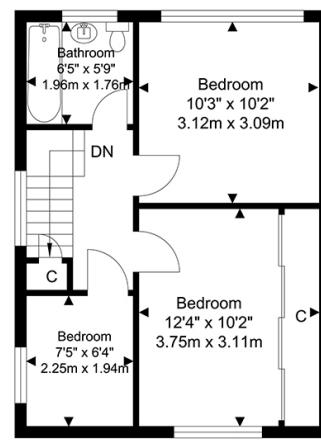
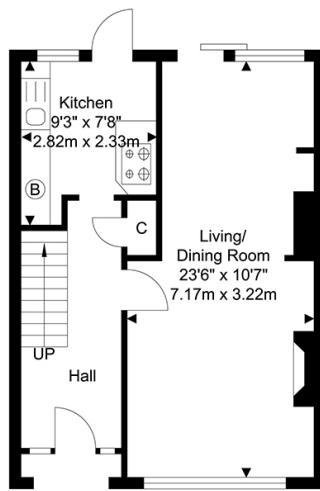
### Garage

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



Ground Floor  
Approximate Floor Area  
389.76 SQ.FT.  
(36.21 SQ.M.)

First Floor  
Approximate Floor Area  
378.88 SQ.FT.  
(35.20 SQ.M.)

Outbuilding  
Approximate Floor Area  
212.91 SQ.FT.  
(19.78 SQ.M.)

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

