



£450,000 Freehold



Glenview, Upper Abbey Wood, London SE2 0SB



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this immaculate terraced house with 3 DOUBLE BEDROOMS situated on a popular residential road close to schools, amenities, and transportation links including Abbey Wood Station, with Crossrail/Elizabeth Line and Thameslink. This spacious property comprises large open-plan fitted kitchen/dining room, large living room, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, 70ft (approx) garden, and off street parking for 3 cars.

Total Internal Area approx: 1,118.26 sq ft (103.89 sq m). EPC Rating E51





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Parquet flooring, ceiling coving, picture rail, radiator, understairs storage; carpeted stairs leading to first floor.

Living Room

21' x 15' 4" (6.40m x 4.68m) Wood flooring, ceiling coving, picture rail, 2 radiators; electric fireplace with decorative surround; double glazed windows; double doors leading to garden.

Open-Plan Kitchen / Dining Room

19' x 14' 2" (5.80m x 4.31m) Wood flooring, ceiling coving, spotlights; range of soft-closing wall and base units with wood worktops and tiled splashback; kitchen island with base units and wood worktops; double ceramic sink with mixer tap; Rangemaster extractor hood, radiator; dual-aspect double glazed windows; plumbing for American-style fridge/freezer; integrated dishwasher; space and connections for range-style cooker.

First Floor

Landing

Carpeted, ceiling coving, picture rail, dado rail, radiator; double glazed windows with shutters; utility cupboard with plumbing for washing machine and dryer; access to boarded and insulated loft with pull-down ladder, lighting, and skylight.

Bedroom

13' 11" x 9' 11" (4.23m x 3.02m) Wood-effect laminate flooring, ceiling coving, double fitted wardrobes, radiator, dual aspect double glazed windows.

Bedroom

10' 10" x 9' 2" (3.29m x 2.79m) Wood-effect laminate flooring, ceiling coving, fitted wardrobe, double glazed windows.

Bedroom

13' 2" x 7' 7" (4.02m x 2.30m) Wood-effect laminate flooring, ceiling coving, fitted wardrobes, radiator, double glazed windows.

Family Bathroom

11' 2" x 10' 6" (3.40m x 3.21m) Tiled flooring, part-tiled walls; panelled bath with shower-mixer; large walk-in shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed windows.

External

Front Driveway

Off street parking for 3 cars; block-paved.

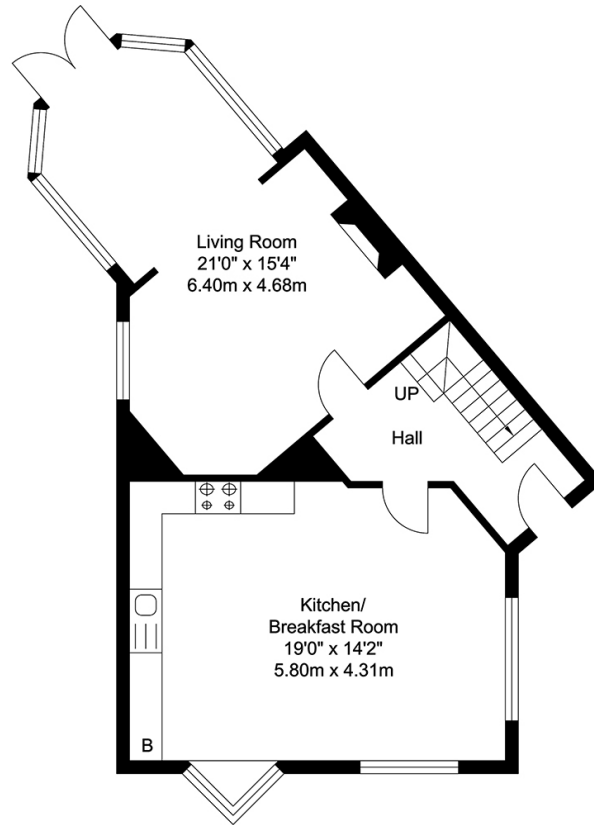
Rear Garden

Approximately 70ft; artificial grass, separate lawn, outdoor powerpoint; shed; rear access.

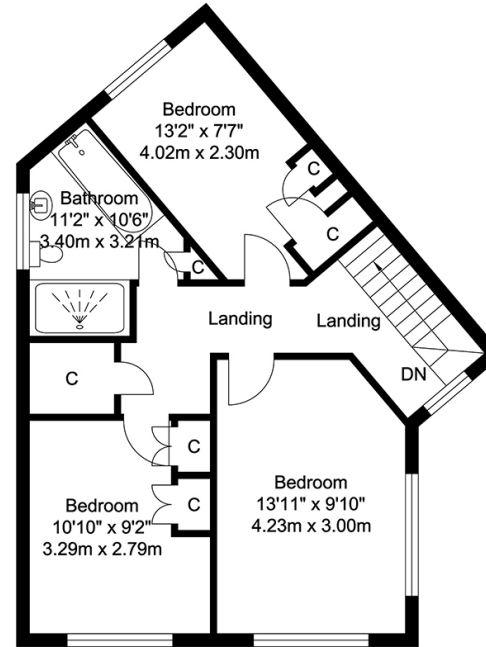
Information

- 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
606.54 SQ.FT.
(56.35 SQ.M.)



First Floor
Approximate Floor Area
511.71 SQ.FT.
(47.54 SQ.M.)

TOTAL APPROX FLOOR AREA 1118.26 SQ.FT. (103.89 SQ. M.)

For Identification Purposes Only.

