



£475,000 Freehold



Amberley Road, London, Upper Abbey Wood SE2 0SF





## PROPERTY DESCRIPTION

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

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

Total Internal Area approx: 1,306.30 sq ft (121.36 sq m). EPC Rating D68





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed.

#### Hallway

Engineered wood flooring, radiator, understairs cupboards, double glazed windows.

#### Living Room

12' x 10' 6" (3.67m x 3.20m) Engineered wood flooring, ceiling coving, radiator, electric fireplace, double glazed windows with shutters; leading from Dining Room.

#### Dining Room

11' 1" x 9' 8" (3.39m x 2.95m) Engineered wood flooring, ceiling coving, radiator; leading to Living Room.

#### Kitchen / Diner

16' 3" x 13' 7" (4.95m x 4.14m) Tiled flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; fitted double oven, fitted electric hob, stainless steel extractor hood, integrated dishwasher, integrated washing machine; space for American-style fridge/freezer; double glazed windows, double glazed french doors.

#### Downstairs Shower Room

6' 5" x 6' 1" (1.96m x 1.85m) Underfloor heating, tiled flooring, tiled walls, shower, wash-hand basin, w/c, wall-mounted heated mirror, shave-point, dual-fuel heated towel-rail, extractor fan.

### First Floor

#### Landing

Carpeted; access to part-boarded and insulated loft with pull-down ladder and light.

#### Bedroom

11' 8" x 10' 6" (3.56m x 3.20m) Carpeted, radiator; double glazed windows with shutters.

#### Bedroom

10' 6" x 10' 1" (3.19m x 3.07m) Carpeted, radiator; double glazed windows with shutters.

#### Bedroom

8' 6" x 6' 4" (2.59m x 1.92m) Carpeted, ceiling coving, radiator; double glazed windows with shutters.

#### Family Bathroom

6' 4" x 5' 1" (1.92m x 1.54m) Tiled flooring, heated towel-rail; corner-bath with mixer tap and thermostatic shower attachment; wash-hand basin, w/c, double glazed frosted windows.

### External

#### Front Driveway

Off street parking.

#### Rear Garden

Approximately 70ft; patio, lawn, decked area, outdoor powerpoint, outdoor tap; rear access.

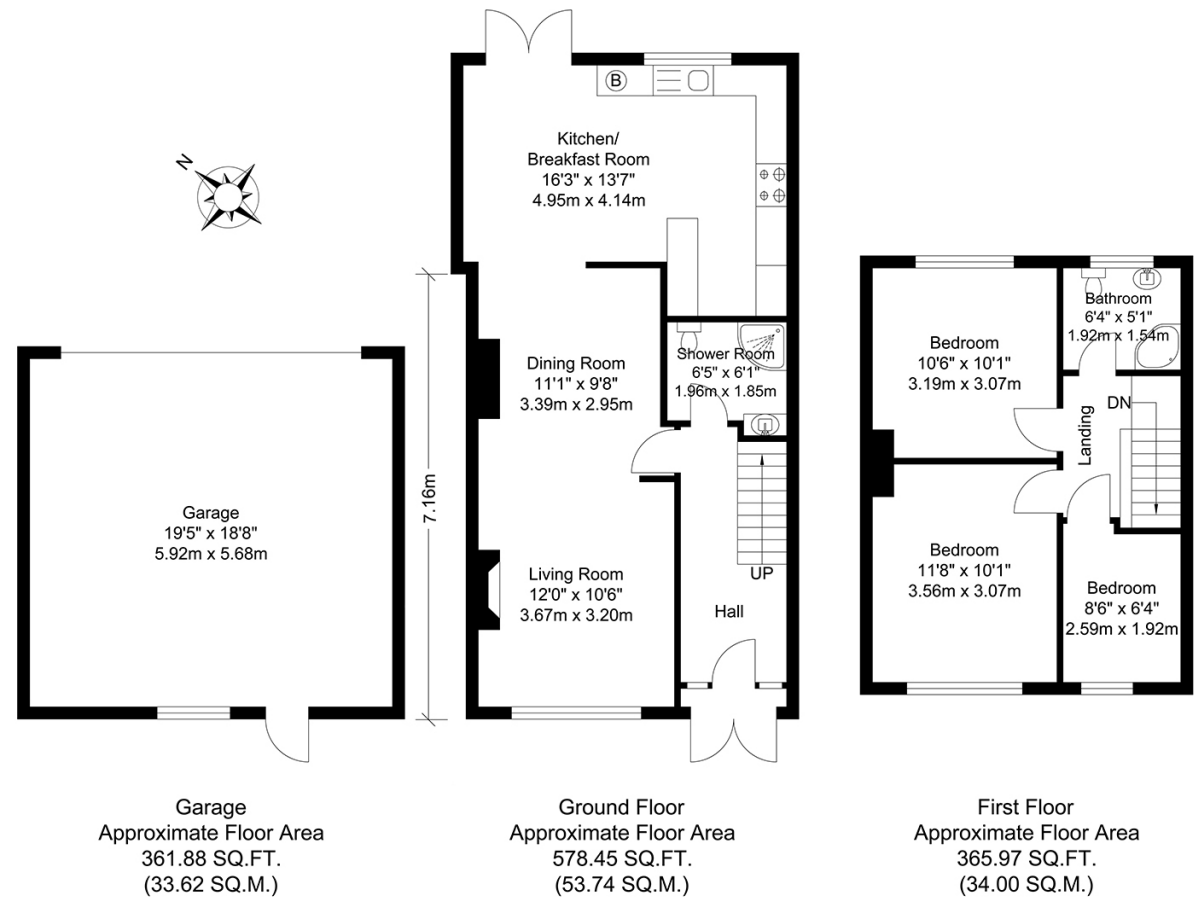
#### Garage

19' 5" x 18' 8" (5.92m x 5.68m) Electrical power; electric garage door, doubled glazed.

#### 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 1306.30 SQ.FT. (121.36 SQ. M.)

For Identification Purposes Only.

