



£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, duel-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.

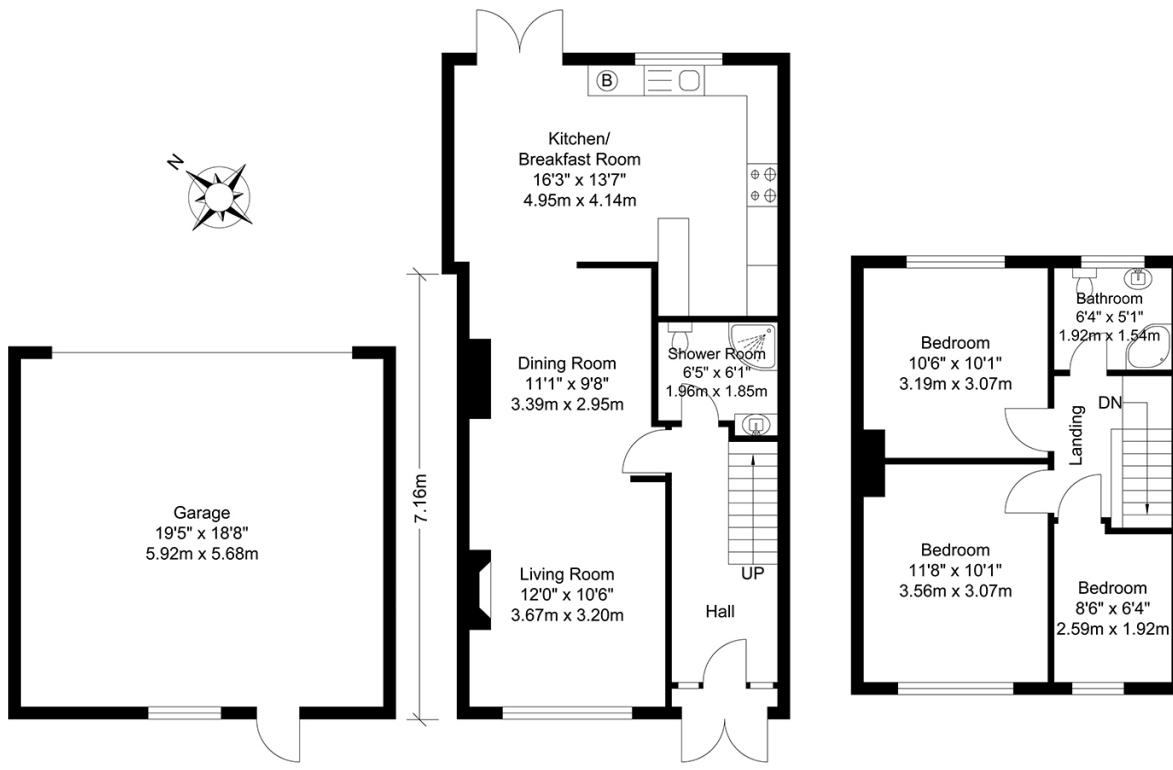
Garage

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



Garage
Approximate Floor Area
361.88 SQ.FT.
(33.62 SQ.M.)

Ground Floor
Approximate Floor Area
578.45 SQ.FT.
(53.74 SQ.M.)

First Floor
Approximate Floor Area
365.97 SQ.FT.
(34.00 SQ.M.)

TOTAL APPROX FLOOR AREA 1306.30 SQ.FT. (121.36 SQ. M.)

For Identification Purposes Only.

