



£475,000 Freehold



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Amberley Road, Abbey wood, London SE2 0SF





## PROPERTY DESCRIPTION

GUIDE PRICE £475,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended mid-terraced house, close to amenities, Abbey Wood station with Crossrail / Elizabeth Line, and schools including Bedonwell Junior School and Belmont Primary School. This property comprises 3 bedrooms, good size living/dining room, fitted kitchen, and family bathroom.

Further benefits include double glazing, gas central heating, garage, off street parking, 70ft (approx) garden, and close proximity to Lesnes Abbey Woods. VIEWING HIGHLY RECOMMENDED.

Total Internal Area approx: 1,011.16 sq ft (93.94 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator, understairs storage, double glazed frosted windows; carpeted stairs leading to first floor.

#### Living Room

Laminate flooring, radiator, electric fire, double glazed windows; opening leading to dining room.

#### Dining Room

Laminate flooring, radiator; opening leading to kitchen.

#### Kitchen

Tiled flooring; range of wood wall and base units with complementary worktops and tiled splashback; composite sink and drainer with mixer tap; electric hob with stainless steel extractor hood and built-in oven/grill; space and connections for dishwasher; space and connections for fridge/freezer; space and connections for dishwasher; double glazed windows; door leading to rear garden.

### First Floor

#### Landing

Carpeted, storage cupboard; access to loft.

#### Bedroom

Laminate flooring, radiator, double glazed windows.

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#### Shower Room

Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic rainfall fitting; wash-hand basin with vanity unit; w/c, heated towel-rail, extractor fan, double glazed frosted window.

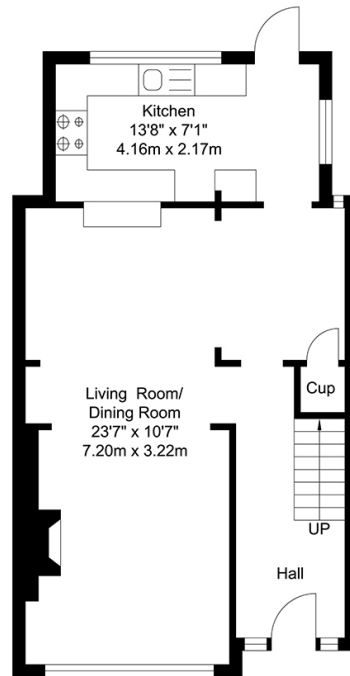
### External

#### Front Driveway

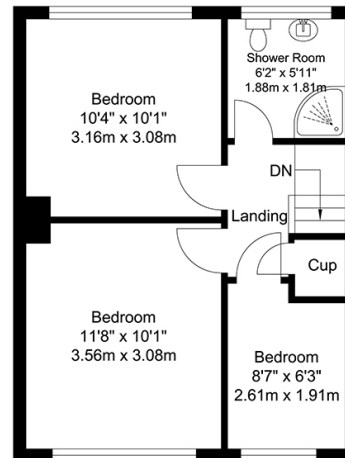
Off street parking; paved.



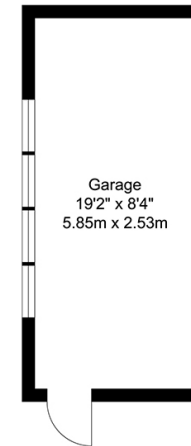
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
484.05 SQ.FT.  
(44.97 SQ.M.)



First Floor  
Approximate Floor Area  
367.80 SQ.FT.  
(34.17 SQ.M.)



Garage  
Approximate Floor Area  
159.30SQ.FT.  
(14.80 SQ.M.)



TOTAL APPROX FLOOR AREA 1011.16 SQ. FT / 93.94 SQ. M  
For Identification Purposes Only.

