



£400,000 Freehold



Blyth Road, Thamesmead





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this end-of-terrace house close to amenities, schools, and transportation links, including Abbey Wood station with Crossrail/Elizabeth Line. This property comprises 3 bedrooms, living/dining room, conservatory, large fitted kitchen, upstairs family bathroom, downstairs cloakroom, and approximately 25ft rear garden.

Further benefits include double glazing and gas central heating and off-street parking. CHAIN FREE!

Total Internal Area approx: 1,128.48 sq ft (104.84 sq m). EPC Rating C73

## FEATURES

- End-of-terrace house
- 3 bedrooms
- Living room / dining room
- Conservatory
- Large fitted kitchen
- Upstairs family bathroom
- Downstairs cloakroom
- 25ft (approx) rear garden
- Close to Crossrail / Elizabeth Line & Thameslink





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, storage cupboards.

Living Room / Dining Room

5.96m x 3.56m (19' 7" x 11' 8") Laminate flooring, 2 radiators, double glazed windows, double glazed french doors.

Kitchen

3.71m x 2.84m (12' 2" x 9' 4") Tiled flooring; range of soft-closing wood wall and base units with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; range-style cooker; stainless steel extractor hood; wall-mounted combination boiler; space and connections for washing machine; space and connections for fridge/freezer; double glazed windows.

Conservatory

5.51m x 2.92m (18' 1" x 9' 7") Laminate flooring, radiator, double glazed windows, double glazed french doors.

Downstairs Cloakroom

Vinyl flooring, part-tiled walls, wash-hand basin, w/c, double glazed window.

FIRST FLOOR

Landing

Carpeted, dado rail, 2 storage cupboards, double glazed windows; access to loft.

Bedroom

3.56m x 3.22m (11' 8" x 10' 7") Vinyl flooring, radiator, fitted wardrobes, double glazed windows.

Bedroom

5.18m x 2.60m (17' 0" x 8' 6") Laminate flooring, dado rail, radiator, fitted wardrobes, double glazed windows.

Bedroom

2.60m x 1.82m (8' 6" x 6' 0") Carpeted, dado rail, fitted wardrobe, radiator, double glazed windows.

Family Bathroom

2.12m x 1.82m (6' 11" x 6' 0") Tiled flooring, tiled walls; bath with shower-mixer; vanity unit with wash-hand basin; w/c, wall-mounted vanity unit, heated towel-rail, extractor fan, double glazed windows.

EXTERNAL

Front Garden

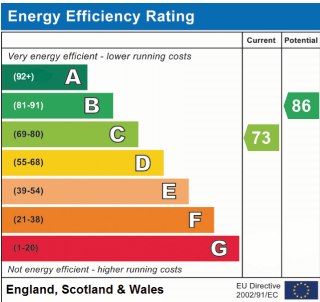
Paved off street parking for 1 car; lawn.

Rear Garden

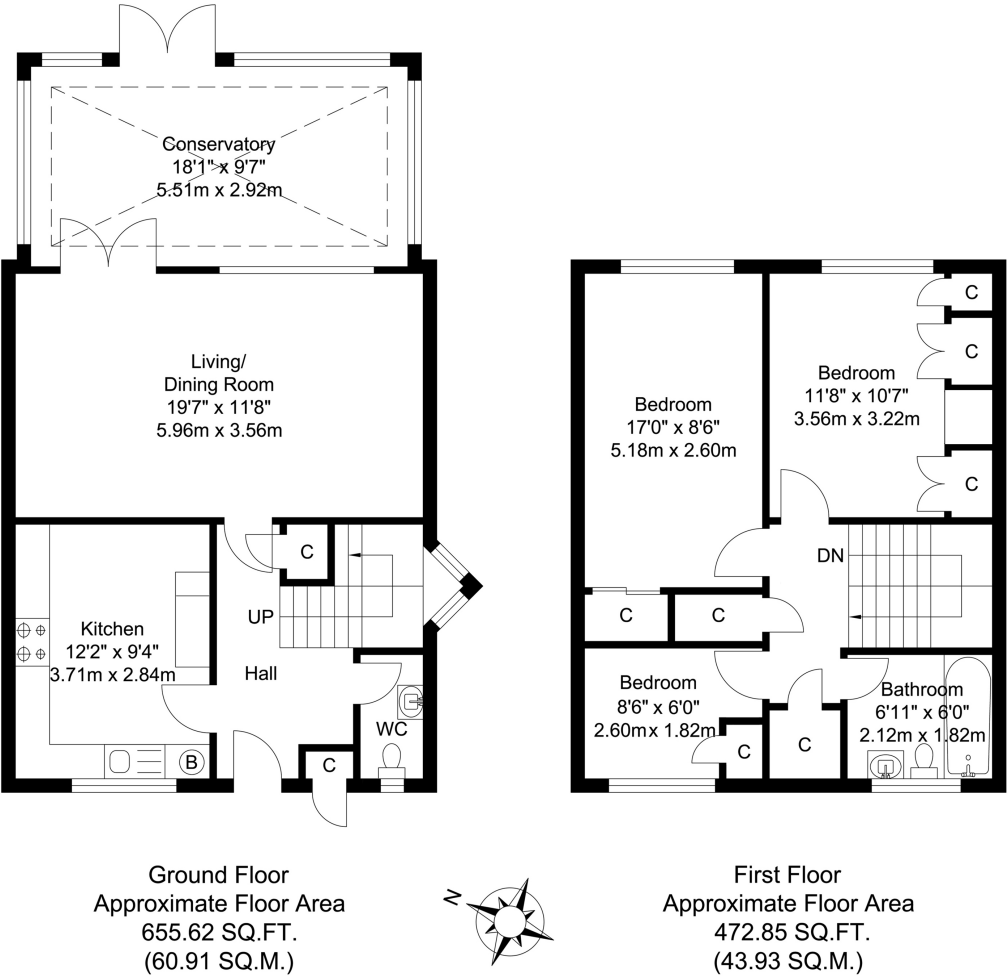
Approximately 25ft; mainly laid to lawn; shed; side access.

Information:

- 1.3 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 2.3 miles (approx) to Plumstead Station with Thameslink
- Easy access to A2016 / A206 / M25
- 0.6 miles metres (approx) to Thamesmere Leisure Centre
- 0.8 miles metres (approx) to Cannon Retail Park incl Aldi, Morrisons, & Iceland supermarkets; post office, cafe, Argos, Wilko, Peacocks, Superdrug
- Council Tax: Band C



FLOORPLAN



TOTAL APPROX FLOOR AREA 1128.48 SQ. FT / 104.84 SQ. M  
For Identification Purposes Only.

