



Guide Price £375,000 Freehold



6 Myra Street, Abbey Wood SE2 0HA



PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £400,000 • RE/MAX SELECT are delighted to offer for sale this Victorian end-of-terrace house close to amenities, schools, and transportation links, including Abbey Wood station with Crossrail/Elizabeth Line. This property comprises 2 DOUBLE bedrooms, living room, open-plan kitchen/dining room, upstairs family bathroom, and approximately 40ft rear garden. Further benefits include double glazing and gas central heating. Total Internal Area approx: 737.11 sq ft (68.48 sq m). EPC Rating E45

FEATURES

- End-of-terrace house
- 2 double bedrooms
- Living room
- Open-plan kitchen / dining room
- Upstairs family bathroom
- 40ft (approx) rear garden
- Close to Crossrail / Elizabeth Line & Thameslink





ROOM DESCRIPTIONS

GROUND FLOOR

Hallway

Laminate flooring, ceiling coving, radiator.

Living Room

4.05m x 2.97m (13' 3" x 9' 9") Laminate flooring, ceiling coving, radiator; double glazed windows with roller blinds.

Dining Area

3.48m x 2.88m (11' 5" x 9' 5") Laminate flooring, ceiling coving, radiator; double glazed window with roller blind.

Kitchen Area

5.35m x 1.54m (17' 7" x 5' 1") Laminate flooring, ceiling coving; range of soft-closing wall and base units with granite-effect worktops and tiled splashback; fitted gas hob, stainless steel extractor hood; ceramic sink and drainer unit; filtered water tap, integrated fridge/freezer, fitted oven, radiator; double glazed windows with roller blind.

FIRST FLOOR

Landing

Carpeted, ceiling coving; access to loft.

Bedroom

4.57m x 3.43m (15' 0" x 11' 3") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with roller blinds.

Bedroom

3.56m x 2.68m (11' 8" x 8' 10") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with roller blind.

Family Bathroom

2.65m x 1.78m (8' 8" x 5' 10") Laminate flooring, tiled walls; bath with shower-mixer; wash-hand basin, w/c, extractor fan, double glazed windows; cupboard housing boiler.

EXTERNAL

Front Garden

Paved.

Rear Garden

Approximately 40ft; patio, artificial turf.

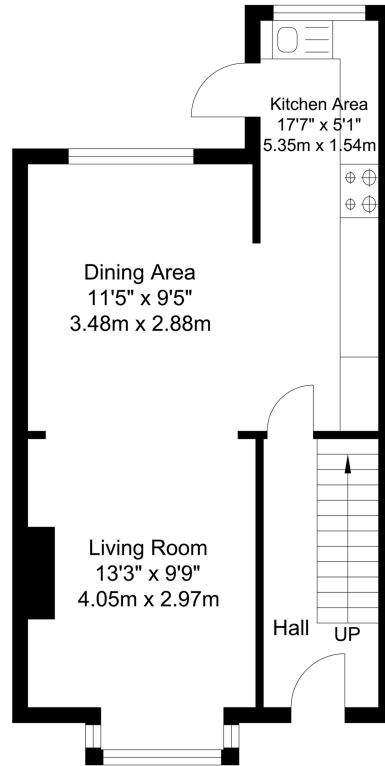
Information:

- Council Tax: Band C

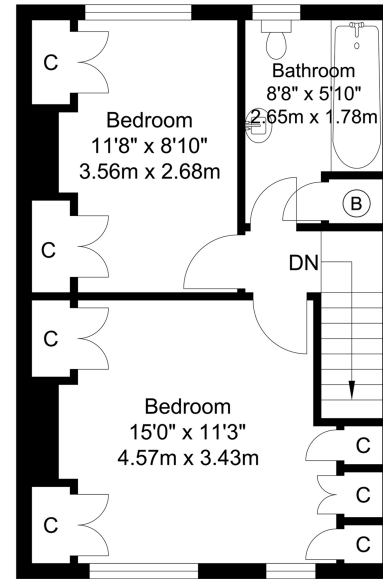


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
 Approximate Floor Area
 388.79 SQ.FT.
 (36.12 SQ.M.)



First Floor
 Approximate Floor Area
 348.32 SQ.FT.
 (32.36 SQ.M.)

TOTAL APPROX FLOOR AREA 737.11 SQ. FT / 68.48 SQ. M
 For Identification Purposes Only.

