



Asking Price £475,000 Freehold



Bostall Lane, Abbey Wood, London SE2 0QS



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this period terraced house situated on the highly sought after Co-op Estate close to amenities, schools, and transportation links, including Abbey Wood station with Crossrail/Elizabeth Line and Thameslink. This property comprises 3 bedrooms, living room, dining room, open-plan kitchen/breakfast room, upstairs family bathroom, and 30ft (approx) rear garden. Further benefits include double glazing and gas central heating. Total Internal Area approx: 1,021.28 sq ft (94.88 sq m). EPC Rating D





ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, radiator, understairs storage cupboard; carpeted stairs leading to first floor.

Living Room

4.16m x 3.40m (13' 8" x 11' 2") Laminate flooring, radiator; double glazed bay windows.

Dining Room

3.43m x 2.83m (11' 3" x 9' 3") Laminate flooring, radiator; double glazed window.

Kitchen / Breakfast room

5.22m x 2.96m (17' 2" x 9' 9") Laminate flooring; range of wall and base units with complementary worktops and tiled splashback; fitted oven, gas hob, stainless steel extractor hood; stainless steel sink and drainer unit with mixer tap; space and connections for fridge/freezer; radiator, double glazed windows; door leading to rear garden.

First Floor

Landing

Carpeted, storage cupboard; access to loft.

Bedroom

4.47m x 4.14m (14' 8" x 13' 7") Carpeted, radiator, double glazed bay windows.

Bedroom

3.50m x 2.83m (11' 6" x 9' 3") Carpeted, radiator, double glazed window.

Bedroom

3.27m x 1.60m (10' 9" x 5' 3") Carpeted, radiator, double glazed window.

Family Bathroom

2.65m x 1.78m (8' 8" x 5' 10") Vinyl flooring, part-tiled walls; panelled bath with shower-mixer; wash-hand basin with mixer tap; w/c, radiator, double glazed frosted windows.

External

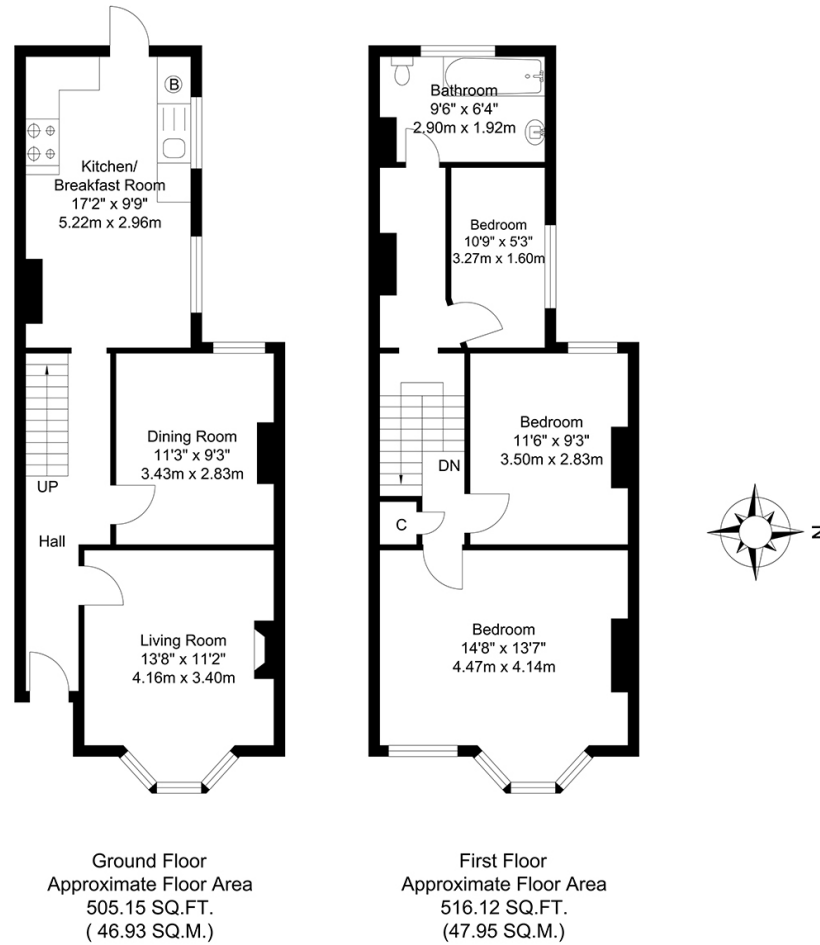
Front Garden

Paved.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



TOTAL APPROX FLOOR AREA 1021.28 SQ. FT / 94.88 SQ. M
For Identification Purposes Only.

