



Guide Price £450,000 Freehold



Amberley Road, Upper Abbey Wood



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this 1930s extended semi-detached house, close to amenities with immediate access to Bostall Heath and Woods, Abbey Wood station with Crossrail/Elizabeth Line, and schools including Bedonwell Junior School. This property comprises 3 bedrooms, living room, large extended dining room, fitted kitchen, and upstairs wet room. Further benefits include double glazing, large garage, and 50ft (approx) rear garden, with side access.

Total Internal Area approx: 1,141.51 sq ft (106.05 sq m).

FEATURES

- Extended 1930s semi-detached house
- 3 bedrooms
- Living room
- Open-plan family room / dining room
- Upstairs wet room
- Garage
- 50ft (approx) rear garden with side access
- Double glazing





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Carpeted, double glazed windows, double glazed door.

Entrance Hall

Carpeted, gas radiator, understairs storage.

Living Room

4.05m x 3.44m (13' 3" x 11' 3") Carpeted, gas fireplace, double glazed windows.

Family Room

3.34m x 3.13m (10' 11" x 10' 3") Carpeted, gas fireplace.

Dining Room

2.65m x 2.47m (8' 8" x 8' 1") Carpeted, double glazed window, double glazed patio door.

Kitchen

2.45m x 1.95m (8' 0" x 6' 5") Laminate flooring; range of soft-closing gloss wall and base units with granite-effect worktops, tiled splashback, and pelmet lighting; fitted gas hob, stainless steel extractor hood, fitted NEFF oven; fitted NEFF combination microwave oven/grill; composite sink and drainer unit; space and connections for washing machine; space and connections for fridge/freezer; double glazed windows, double glazed door to rear.

FIRST FLOOR

Landing

Carpeted, picture rail, double glazed window; access to loft.

Bedroom

4.02m x 3.15m (13' 2" x 10' 4") Carpeted, storage cupboard, fitted wardrobes, double glazed windows.

Bedroom

3.36m x 2.88m (11' 0" x 9' 5") Carpeted, storage cupboard, double glazed window.

Bedroom

2.34m x 2.01m (7' 8" x 6' 7") Carpeted; double glazed window with roller blind.

Wet Room

2.26m x 1.75m (7' 5" x 5' 9") Anti-slip flooring, tiled walls; shower with thermoatatic handheld and rainfall fitting; wash-hand basin with vanity unit; w/c, wall-mounted fan heater, extractor fan, double glazed windows.

EXTERNAL

Front Garden

Mature flowerbeds and bushes.

Rear Garden

Approximately 50ft; patio, outdoor tap; mainly laid to lawn; mature flowerbeds and bushes; side access.

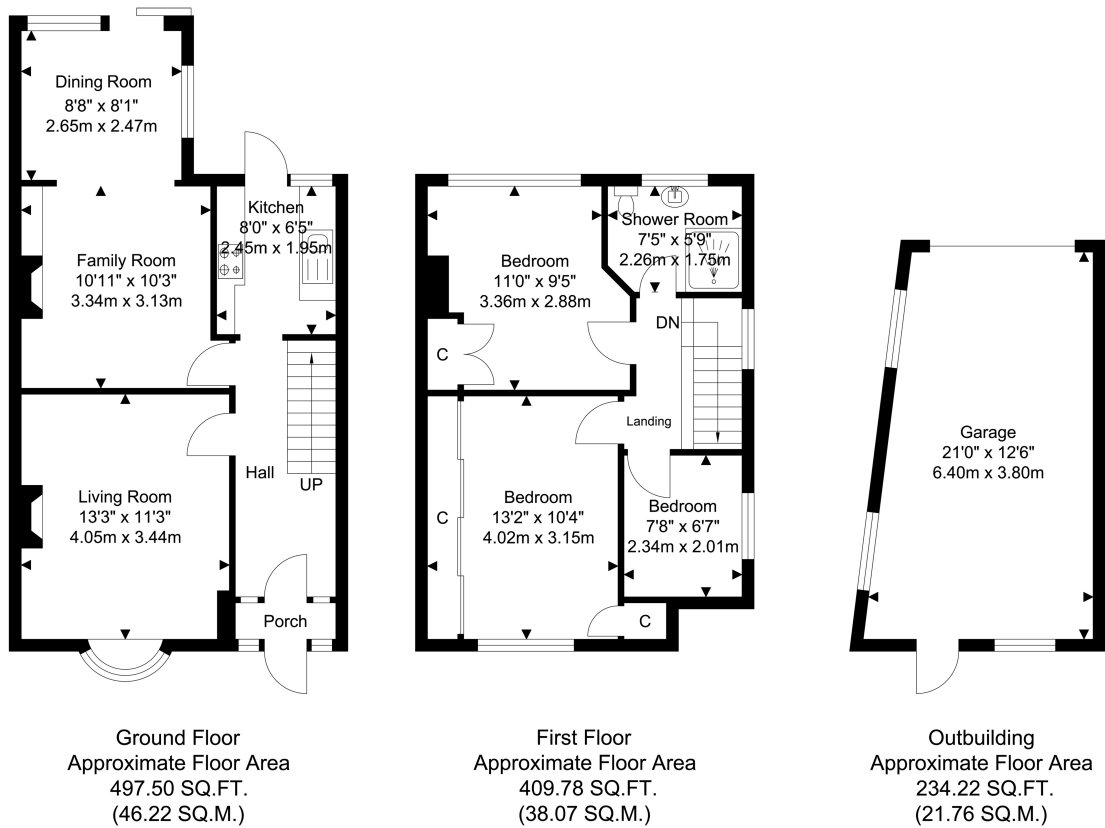
Garage

6.40m x 3.80m (21' 0" x 12' 6") Electrical power and lighting; double glazed window, additional window, electric roller door.

Information:

- 0.9 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.4 miles (approx) to Bedonwell Primary School
- 0.2 miles (approx) to Bostall Heath and Woods
- 0.2 miles (approx) to Lesnes Abbey Woods
- Council Tax: Band D

FLOORPLAN



TOTAL APPROX FLOOR AREA 1141.51 SQ. FT / 106.05 SQ. M
For Identification Purposes Only.

