If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
This two bedroom period terraced house in a leafy Royal Borough of Greenwich residential neighbourhood makes an ideal purchase for families, investors and commuters and is available with no onward chain. The accommodation is well maintained and comprises of a lounge, spacious kitchen with the added benefit of a dining area and integrated storage and a ground floor bathroom. To the first floor there are two airy double bedrooms, and a corridor window provides additional light throughout. The property is ideally located for Abbey Wood Village and Station with its excellent already existing transport links to central London and also Crossrail due for completion in 2018. All of the acclaimed Abbey Woods Park, the medieval Abbey Wood Ruins, a local playground with a tennis court, Bostall Woods and the Green Chain Walk are in the area, too. Additional points to note include double glazing, gas fired central heating and a larger than average garden. View now to avoid disappointment by calling our sales team on 020 8311 1000.

**ENTRANCE HALL**

0.74m (2’ 5”) x 1.75m (5’ 9”)
Entrance door, laminate flooring, stairs to first floor landing.

**LOUNGE**

3.48m (11’ 5”) x 3.38m (11’ 1”)
Double glazed bay window to front, laminate flooring, feature fireplace with surround and hearth, vertical radiator.

**KITCHEN BREAKFAST ROOM**

3.48m (11’ 5”) x 3.38m (11’ 1”)
Door to rear garden, range of beech effect wall and base units with complimentary work surfaces over, single drainer sink unit with shower mixer tap, integrated oven and electric hob with extractor hood over, part tiled walls, tiled floor, space for fridge freezer, vertical radiator, wall mounted boiler, under stairs storage cupboard.

**LOBBY**

Double glazed window to side, space for washing machine.

**BATHROOM**

2.01m (6’ 7”) x 1.75m (5’ 9”)
White bathroom suite comprising of a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, close coupled W/C, tiled flooring, tiling to all walls, radiator.

**LANDING**

Double glazed window rear, carpet as laid, storage cupboard, access hatch to loft.

**BEDROOM ONE**

4.32m (14’ 2”) x 3.48m (11’ 5”)
Double glazed window to front, laminate flooring, radiator.

**BEDROOM TWO**

3.48m (11’ 5”) x 2.64m (8’ 8”)
Double glazed window to rear, laminate flooring, radiator.

**GARDEN**

Mainly laid to lawn with patio area, mature tree and shrub borders, fenced surround.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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