Woolwich Road, Abbey Wood, SE2 0PU  | £500,000 FREEHOLD
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PORCH
Double glazed entrance door, porcelain tiles.

ENTRANCE HALL
4.65m (15’ 3”) x 2.69m (8’ 10”)
Entrance door, double glazed window to front, two storage cupboards, carpet as laid, stairs to first floor landing, radiator, picture rail.
vendor has advised original parquet floor in underneath the fitted carpets.

LOUNGE
4.60m (15’ 1”) x 3.35m (11’ 0”)11
Double glazed bay window to front, carpet as laid, radiator, picture rail, feature gas fire with tiled surround and hearth.
vendor has advised original parquet floor in underneath the fitted carpets.

DINING ROOM
3.61m (11’ 10”) x 3.61m (11’ 10”)
Double glazed window to rear, picture rail, carpet as laid, radiator.
Vendor has advised original parquet floor in underneath the fitted carpets.

KITCHEN/BREAKFAST ROOM
4.37m (14’ 4”) x 2.67m (8’ 9”)
Double glazed window to rear, double glazed window to side, range of wall and base units with complimentary work surfaces over, one and half bowl single drainer sink unit, low level, pull out table, gas fired Aga, water softener and filter, cupboard housing boiler, space for washing machine, space for fridge/freezer, tiled flooring, part tiled walls.

INNER LOBBY
Door to garden, door to passage leading to courtesy door to garage, tiled flooring.

WET ROOM
Double glazed obscured window to side, close coupled W/C, vanity wash hand basin, electric shower, non slip vinyl flooring.

BEDROOM FOUR
4.06m (13’ 4”) x 2.97m (9’ 9”)
Double glazed window to side, carpet as laid, radiator.

LANDING
Double glazed window to side, carpet as laid, access hatch to loft, picture rail.

BEDROOM ONE
4.19m (13’ 9”) x 3.48m (11’ 5”)
Double glazed bay window to front, carpet as laid, radiator, fitted wardrobes and dressing table, picture rail.

BEDROOM TWO
3.61m (11’ 10”) x 3.40m (11’ 2”)
Double glazed window to rear, carpet as laid, radiator, fitted wardrobes, picture rail.

BEDROOM THREE
2.72m (8’ 11”) x 2.62m (8’ 7”)
Double glazed window to front, carpet as laid, radiator, picture rail.

BATHROOM
2.64m (8’ 8”) x 1.78m (5’ 10”)
Double glazed obscured window to rear, panelled bath with mixer taps, overhead electric shower, wash hand basin set in vanity unit, airing cupboard housing cold and hot water tanks and immersion heater, radiator, tiling to all walls, vinyl flooring.

SEPARATE WC
1.75m (5’ 9”) x 0.79m (2’ 7”)
Double glazed obscured window to rear, close coupled W/C, vinyl flooring, tiling to all walls.

GARDEN
Approximately 70ft
Landscaped garden mainly laid to lawn with mature tree and shrub borders, paved patio area, greenhouse, shed to remain.

GARAGE
Attached to side, electric up and over door, courtesy door to garden, power and light.
Woolwich Road, Abbeywood
Approximate Gross Internal Area
148 Sq M / 1597 Sq Ft

Please note that the location of doors, windows and soft sizes are approximate and this floor plan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

DISCLAIMER
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.