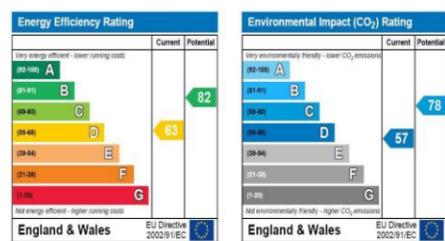


For illustrative purposes only
Plan produced using PlanUp.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Basildon Road, Co-Op Estate, Abbey Wood, SE2 0EW

Chain Free | Victorian Style Property | First Floor Bathroom | Highly Desirable 'Co-Op' Development

0.8 Miles To Abbey Wood Train Station | Well Presented Through Out | Double Glazed | Local Schools, Buses and Shops

Asking Price: £375,000

Hunters 19-21 Wilton Road, Abbey Wood, London, SE2 9RH | 0208 311 1000
abbeywood@hunters.com | www.hunters.com

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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



**Basildon Road, Abbey Wood, London,
SE2 0EW**

New to the market is this 3 bedroom victorian style property, situated in the highly desirable Co-Op Development. The property is on a raised level, meaning there are steps to the front door. The property offers two double bedrooms, a lovely 52ft garden and is in a convenient location for local shops, schools, buses and is also located just 0.8 Miles to Abbey Wood Train Station - where the ever popular CrossRail is due to open in 2021.

On arrival to the property there is an entrance hall, storage under the stairs, a good sized living room to the front, open plan kitchen / dining room to the rear that has a modern style fitted kitchen and double patio doors to the rear garden.

On the first floor there is two double bedrooms, a further single bedroom, a family bathroom which is also finished to a modern standard and a loft hatch on the landing.

Externally, there is a 52ft garden which is mainly laid to lawn.

LIVING ROOM
4.32m (14' 2") x 3.53m (11' 7")



KITCHEN DINING ROOM
5.21m (17' 1") x 3.63m (11' 11") narrowing to 2.67m (8' 9")



DINING AREA



BATHROOM
2.69m (8' 10") x 2.01m (6' 7")



GARDEN
15.85m (52' 0") x 5.49m (18' 0")



OPENING HOURS
Monday - Friday: 09:00 - 18:00
Saturday: 09:00 - 17:00