



THREE BEDROOM END OF TERRACE

POTENTIAL TO EXTEND

ATTACHED GARAGE

OFF ROAD PARKING

**WALKING DISTANCE TO ABBEY WOOD
CROSSRAIL STATION**

CLOSE TO LOCAL AMENITIES

**WALKING DISTANCE TO LOCAL PARKS AND
SCHOOLS**

CLOSE TO SUPERMARKETS



Offers over £370,000

Ideal Locations are delighted to offer for sale this end of terrace house. The property benefits from three bedrooms and a bathroom to the first floor. To the ground floor there is a good sized kitchen, lounge and utility room. The property also has the added benefit of having an attached garage which makes it easier to extend the property subject to planning as well as a very good sized front and rear gardens.

The property is ideally located for local amenities, Lakeside event centre, supermarkets, parks, schools, transport links and is within walking distance of Abbey Wood Crossrail station.

This property will appeal to everyone - first time buyers, down sizers and investors. Call now to register your interest and to book a viewing.

Hallway

Entrance to the property is via a fully enclosed storm porch with double glazed door and windows. Further obscure double glazed door to hallway. Laminate flooring, radiator, stairs to first floor and doors to rest of the ground floor.

Kitchen 13ft 5in x 8ft 4in (4.1m x 2.6m)

Located to the front of the house, this good sized kitchen benefits from a double glazed window, tiled walls, coving to ceiling, a range of wall and base units with integrated oven, hob and extractor fan. Mocha coloured sink with mixer tap, plumbing for washing machine.

Lounge 20ft 2in x 13ft 5in narrowing to 9ft 9in (6.1m x 4.1m narrowing to 3m)

Three double glazed windows to garden, coving to ceiling, radiator, laminate flooring, gas fire.

Utility room 5ft 8in x 4ft 6in (1.7m x 1.4m)

Located to the rear of the property. Laminate flooring, obscure double glazed door to garden, boiler.

Bedroom 1 12ft 6in x 11ft 6in narrowing to 10ft 6in (3.8m x 3.5m narrowing to 3.2m)

Located to the rear of the property, this generously proportioned room benefits from a double glazed window, radiator, fitted wardrobes and coving to ceiling.

Bedroom 2 9ft 10in narrowing to 8ft 8in x 8ft 10in (3m narrowing to 2.67m x 2.7m)

Double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom 3 10ft 4in x 6ft 8in (3.1m x 2m)

Coving to ceiling, double glazed window, radiator, laminate flooring.

Bathroom 7ft 8in x 4ft 6in (2.3m x 1.4m)

Tiled walls and floor, obscure double glazed window, panel bath with hot and cold taps, wash hand basin, radiator.

WC

Tiled walls and floor, double glazed window, close coupled WC.

Rear garden

Approximately 25ft in length, low maintenance garden mostly paved with borders with established plants and shrubs.

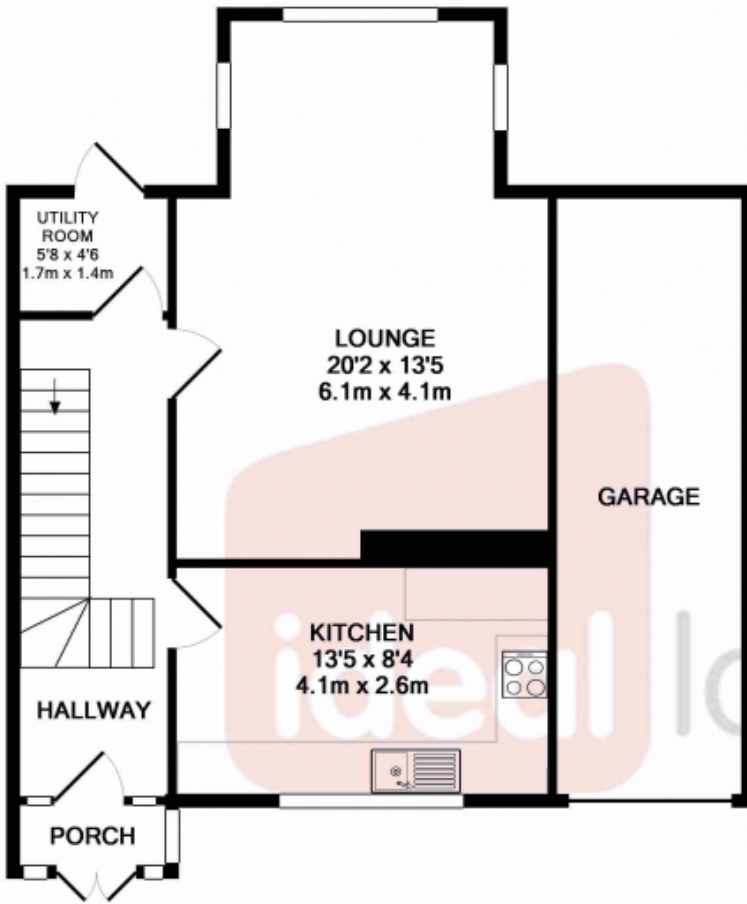
Front garden

Approximately 30ft in length mostly laid to lawn with a concrete footpath leading to front door. Concrete driveway with parking for about three cars leading to garage.

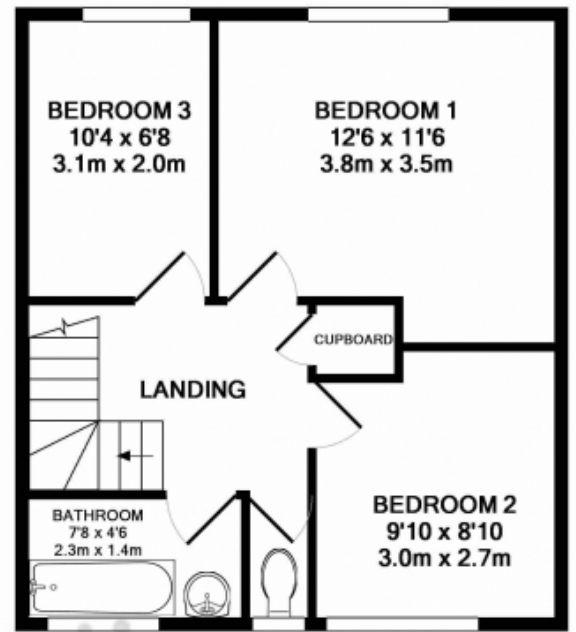
Garage

Attached single garage to the side of the property. The garage is approximately 29ft (8.85m) in length and has an up and over door.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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