







Bertrand Way Thamesmead SE28 8LN



Located in North Thamesmead is this well presented two bedroom end of terrace house, with the added benefit of a small extension. The property is situated conveniently for public transport and is within reach of Abbey Wood.

- Two bedrooms
- Well presented

- Convenient for bus routes
- Close to local schools

- Office/study
- A must view



Price on application







## **Interior**

Office/study UPVC door to front, radiator, carpet

**Lounge** 3.8 m x 3.76 m (12'6" x 12'4") Double glazed window to front, radiator, wood laminate flooring

**Kitchen** 3.73m x 2.67m (12'3" x 8'9") Double glazed door to rear, double glazed window to rear, wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, four ring gas hob, extractor, space for fridge/freezer, plumbing for washing machine, tiled floor, wall mounted 'Combi boiler'

Landing Double glazed window to side, carpet

 $\textbf{Bedroom 1}\ 3.73\text{m}\ x\ 2.6\text{m}\ (12'3"\ x\ 8'6")$  Double glazed window to rear, radiator, wood laminate flooring

**Bedroom 2** 3.73m x 2.2m (12'3" x 7'3") Double glazed window to front, radiator, wood laminate flooring

**Bathroom** Low level wc, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, extractor fan, part tiled walls

Loft Two Velux windows to front, pull down ladder, carpet

## Exterior

Garden Patio, lawn area, shrubs, shed

**Total floor area** The EPC states that the total floor area for this property is 66 m2

## **Additional Information**

Abbey Wood, named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178 has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks.

The commencement of the Crossrail project (in 2013) has resulted in a dramatic increase in demand for properties in this area.

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