



Marmadon Road | Plumstead, London, SE18 1EF



Guide Price £575,000 to £600,000

Freehold

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Marmadon Road, Plumstead

Set within a gated entrance and surrounded by mature trees is, this extended detached three bedroom house, offering flexible family accommodation, convenient for mainline station and the Elizabeth line.

Property Features

- Council Tax: D
- EPC Rating: D
- Lounge and Family Rooms
- 19' Fitted Kitchen/Dining Room
- Ensuite Shower and Family Bathroom
- Ground Floor Cloakroom/WC
- Rear Garden/Studio/Office
- Very Well Presented



Interior

Entrance Porch: Open plan to entrance hall.

Entrance Hall: Wooden laminate flooring, stairs to 1st floor, understairs cupboard.

Cloak Room/WC: Wooden laminate flooring, low level WC, vanity wash hand basin, local tiling.

Living Room: 4.5m x 3.86m (14'9" x 12'8") Double glazed half bay window to front. Wall mounted electric fire, wood laminate flooring, ceiling rose.

Kitchen / Dining Room: 6.02m x 2.84m (19'9" x 9'4") Double glazed doors to side and rear. Access into office area. Fitted with an extensive range of wall and base units with complimentary work surfaces. Built in oven and separate hob. Splashback, natural slate tiled floor with underfloor heating.

Study/Office Area: 2.72m x 2.1m (8'11" x 6'11") Double glazed window to rear, wood laminate flooring, space for washing machine.

Family Room: 5.3m x 2.7m (17'5" x 8'10") Double glazed window to front, wood laminate flooring.

Landing: Double glazed window to side, wood laminate flooring, access to loft.

Bedroom 1: 4.5m x 3.4m (14'9" x 11'2") Double glazed window to front, wood laminate flooring.

Ensuite Shower: Tiled flooring, tiled walls, built in shower.

Bedroom 2: 3.4m x 2.8m (11'2" x 9'2") Double glazed window to rear, wood laminate flooring.

Bedroom 3: 2.7m x 2.54m (8'10" x 8'4") Double glazed window to front, wood laminate flooring.

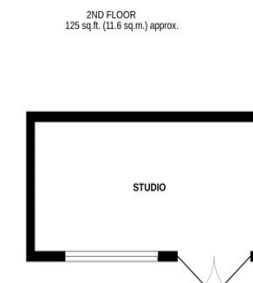
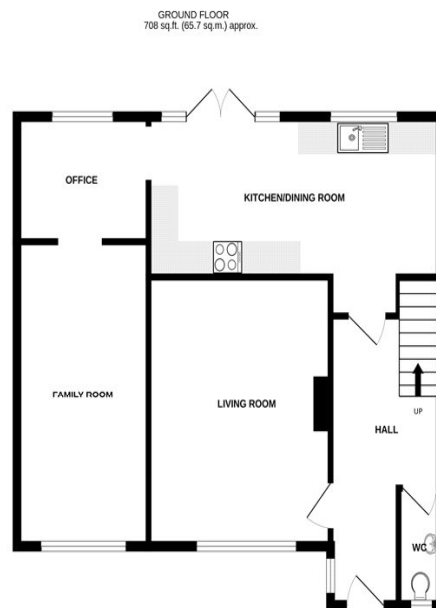
Bathroom: Fitted with a three piece white suite comprising a tile sided bath, pedestal wash hand basin and low level WC. Tiled flooring and local wall tiles.

Exterior

Garden: A mature and tree lined secluded garden, offering side access, generous patio and lawn.

Driveway: A brick paved and gated driveway providing seclusion, parking and side access.

Studio/Gym/Office: 4.9m x 2.36m (16'1" x 7'9") Wood laminate flooring, double glazed windows and doors.



TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.

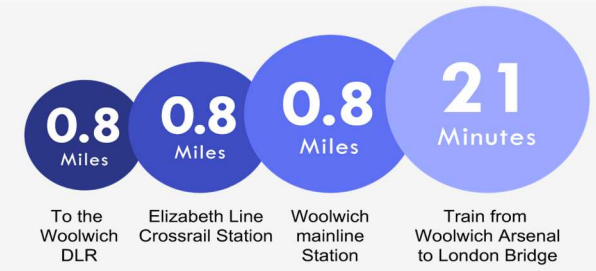
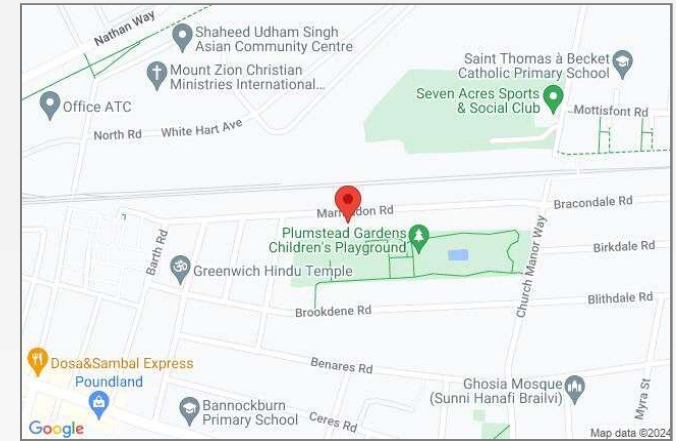
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property Location

Marmadon Road, Plumstead, London, SE18 1EF



*All distances from Plumstead Mainline station.

Additional Information

Plumstead and Woolwich are part of South East London's significant reinvention, with dramatic changes to Woolwich Town Centre and surrounds. Already home to excellent mainline rail services and DLR, Woolwich's Elizabeth Line is now open. This connects Woolwich to Canary Wharf (8 mins), Bond Street (21 mins) and Heathrow (47 mins). Together with the redevelopment of the Royal Arsenal along the south bank of the River Thames, Woolwich has fast become a sought after urban centre. Plumstead offers a greener setting, with coffee shops, restaurants, local supermarkets, and the vast commons providing a perfect backdrop to some stunning period properties.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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