



Amberley Road | Upper Abbey Wood, London, SE2 0SF



Asking Price £499,995

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Amberley Road, Upper Abbey Wood

Don't delay in viewing this delightful extended terraced home which is well presented throughout and benefits from off street parking. Located in a much sought after road in Upper Abbey Wood, close to Bedonwell School and convenient for bus routes lead to the Elizabeth Line at Abbey Wood Station. Internal viewing is essential to appreciate what's on offer here.

### Property Features

- Three bedrooms
- Open aspect through lounge
- Extended kitchen
- Off-street parking to front
- Garage to rear
- A must view



## Interior

**Entrance Hall** UPVC door to front with double glazed frosted panels, radiator, understairs cupboard, wood laminate flooring

**Lounge** 3.84m x 3.2m (12'7" x 10'6") Double glazed window to front, radiator, electric fire, wood laminate flooring, open aspect to dining room

**Dining Area** 3.48m x 5.10m (11'5" x 16'7") Open aspect to kitchen and hall, radiator, wood laminate flooring

**Kitchen** 4.1m x 2.57m (13'5" x 8'5") UPVC half double glazed door to rear, double glazed window to rear, double glazed window to side, wall and base units with work surfaces above, composite sink with mixer tap, integrated oven, induction hob, extractor, space for fridge/freezer, space for washing machine and dishwasher, part tiled walls, tiled floor

**Landing** Carpet, storage cupboard, access to loft

**Bedroom 1** 3.5m x 3.3m (11'6" x 10'10") Double glazed window to front, radiator, wood laminate flooring

**Bedroom 2** 3.15m x 3.15m (10'4" x 10'4") Double glazed window to rear, radiator, wood laminate flooring

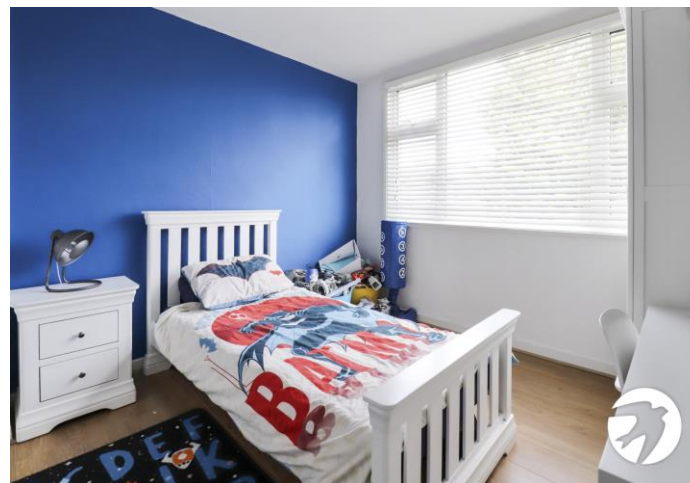
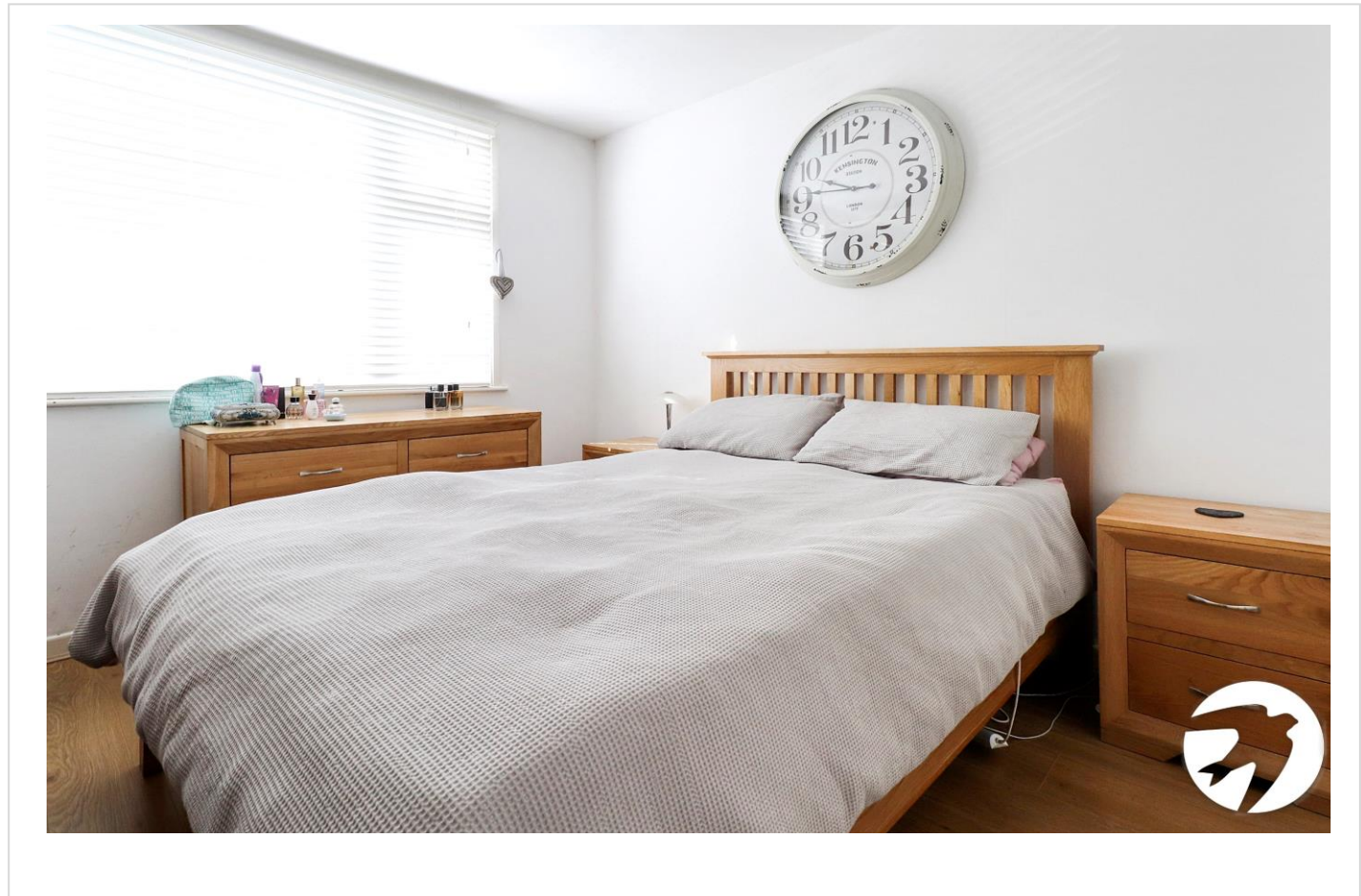
**Bedroom 3** 2.67m x 1.9m (8'9" x 6'3") Double glazed window to front, radiator, wood laminate flooring

**Shower Room** Double glazed window to rear, low level wc, vanity wash hand basin, corner shower cubicle, tiled walls and floor, heated towel rail

## Exterior

**Garden** Approx 60'. Patio, mainly laid to lawn, planted borders, outside tap, access to rear

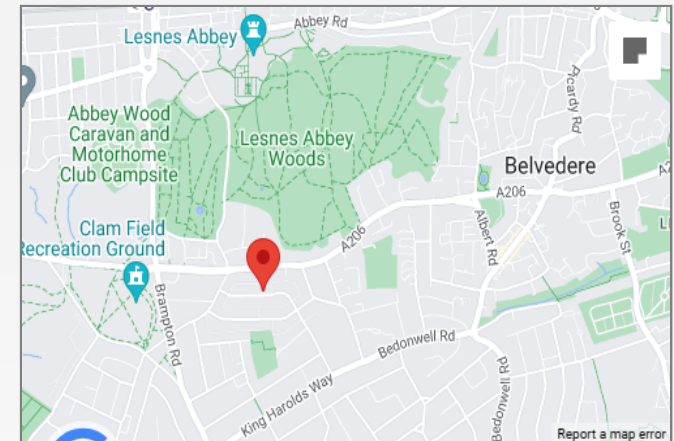
**Garage** To rear





## Property Location

Amberley Road, Upper Abbey Wood, London, SE2 0SF



## 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 Crossrail project has resulted in a dramatic increase in demand for properties in this area.

- Council Tax: D
- EPC Rating: To be confirmed

FOR MORE INFORMATION  
CONTACT US TODAY.

01322 441010

Robinson Jackson  
61 Nuxley Road,  
Belvedere,  
Kent DA17 5JN

[belvedere@robinson-jackson.com](mailto:belvedere@robinson-jackson.com)

