



Ankerdine Crescent | Shooters Hill, London, SE18 3LG

 3  1  1 Guide Price £475,000 - £500,000 Freehold

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## Ankerdine Crescent, Shooters Hill

An impressively extended three bedroom 1930's style family home on the Shooters hill slopes with stunning views, conveniently located for schools, bus routes and access to Woolwich.

### Property Features

- Council Tax: C
- EPC Rating: C
- 25ft Living Room
- Stunning 18ft Kitchen/Dining Room
- Ground Floor Study
- First Floor Bathroom And Ground Floor Cloakroom/WC
- Rear Garden And Garage
- Chain Free



## Interior

**Entrance Porch:** To front.

**Entrance Hall:** Wood style laminate flooring. Stairs to all floors.

**Study Room:** 2.77m x 1.85m (9'1" x 6'1")

**Ground Floor Cloakroom/WC:** Via study. Fitted with a low level WC.

**Through Lounge:** 7.7m x 3.63m (25'3" x 11'11") Double glazed bay window to front. Carpet as fitted. Part-open plan to;

**Kitchen/Dining Room:** 5.61m x 4.78m (18'5" x 15'8") Fitted with a modern range of wall and base units with complementary work surfaces including a central island with breakfast bar. Stainless steel integrated oven with separate hob and filter hood. Integrated fridge/freezer. Tiled flooring. Bi-folding doors to rear. Large sky light. Spot lights.

**Landing:** Carpet as fitted.

**Bedroom 1:** 3.63m x 2.8m (11'11" x 9'2") Double glazed bay window to rear. Carpet as fitted.

**Bedroom 2:** 3.6m x 3.53m (11'10" x 11'7") Double glazed window to front. Carpet as fitted.

**Bedroom 3:** 2.13m x 1.83m (7' x 6') Double glazed window to front. Carpet as fitted.

**Bathroom:** Fitted with a white three piece suite comprising of a low level WC, 'L' shaped bath and a vanity wash hand basin. Tiled flooring. Tiled walls. Two opaque double glazed windows to rear.

## Exterior

**Rear Garden:** Approx. 65ft. Decking with steps leading to artificial lawn. Gate to rear.

**Garage:** To rear via access road.



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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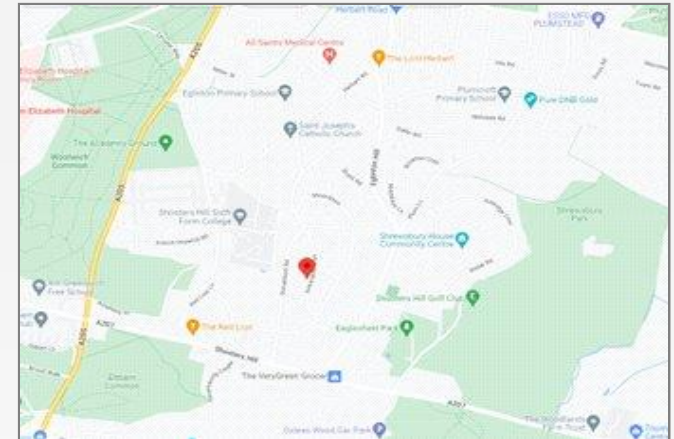






## Property Location

Ankerdine Crescent, Shooters Hill, London, SE18 3LG



## Additional Information

Please note that the sale of the property is subject to the current tenancy ending and the seller obtaining vacant possession.

Please note that some or all of the photographs within these details were taken prior to the start of the current tenancy.

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 (8mins), Bond Street (21mins) and Heathrow (47mins). 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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