



Waverley Crescent | Plumstead, London, SE18 7QT



Asking Price £400,000 Freehold

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## Waverley Crescent, Plumstead

A well proportioned three bedroom family house conveniently located for both Plumstead Common and railway station, shops, schools and amenities.

### Property Features

- Council Tax: C
- EPC Rating: D
- 25ft Through Lounge/Dining Room
- 13ft Fitted Kitchen/Breakfast Room
- Ground Floor Modern Shower Room
- Three Double Bedrooms
- Double Glazing



## Interior

### Entrance Porch:

**Entrance Hall:** Wood style laminate flooring.

**Through Lounge/Dining Room:** 7.65m x 4.06m (25'1" x 13'4") Double glazed windows to front and rear. Carpet as fitted.

**Kitchen/Breakfast Room:** 4m x 2.92m (13'1" x 9'7")

Fitted with a range of wall and base units with complementary work surfaces and breakfast bar. Integrated double oven and hob. Double glazed door to side.

**Shower Room:** Fitted with a white three piece suite comprising of a low level WC, vanity wash hand basin and a shower cubicle. Chrome style heated towel rail. Opaque double glazed windows to rear.

### Landing:

**Bedroom 1:** 5.16m x 3.35m (16'11" x 11') Two double glazed windows to front. Carpet a fitted.

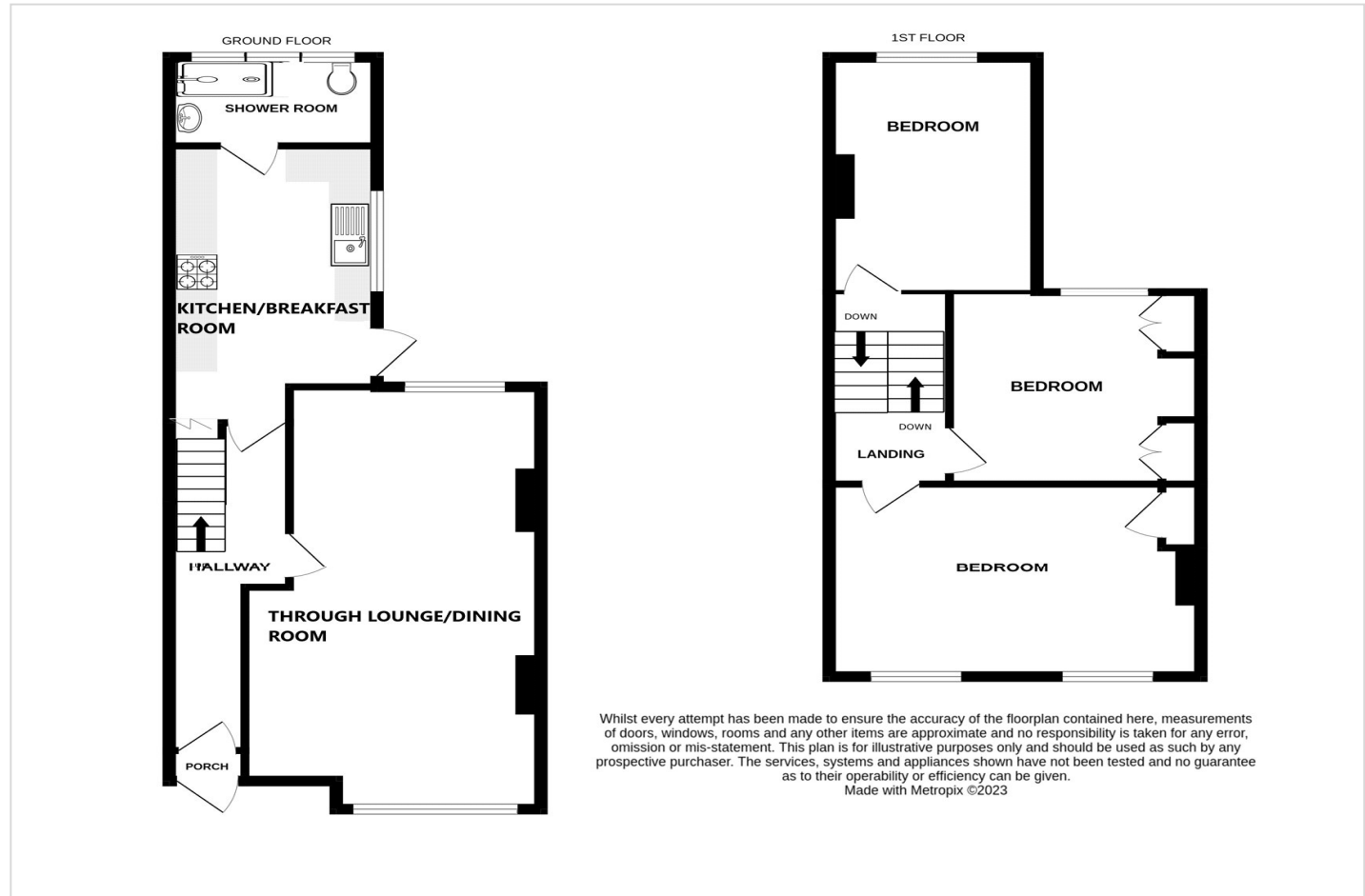
**Bedroom 2:** 3.33m x 3.18m (10'11" x 10'5") Double glazed window to rear. Carpet as fitted.

**Bedroom 3:** 4.04m x 2.77m (13'3" x 9'1") Double glazed window to rear. Carpet as fitted.

## Exterior

**Rear Garden:** Mainly laid to lawn with paved patio area. Gate to rear.

**Garage:** To rear, access via dropped kerb on Durham Rise.



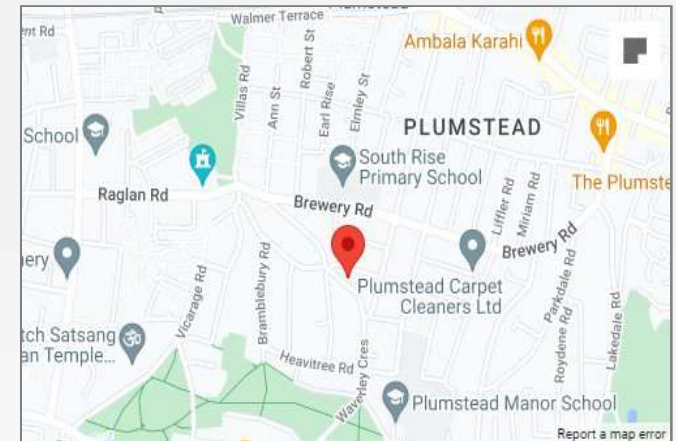
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Waverley Crescent, Plumstead, London, SE18 7QT



\*All distances from Plumstead Mainline station.

## Additional Information

Please note that the rear access way is subject to legal verification.

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.

020 8317 4111  
Robinson Jackson  
123-125 Plumstead Common Road,  
Plumstead,  
London SE18 2UQ  
plumstead@robinson-jackson.com

