



Amberley Road | London, SE2 0SF

 3  1  2 Guide price £400,000-£425,000 Freehold

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Amberley Road, London

An opportunity has arisen to put your stamp on this popular terraced family home, well placed for Bedonwell Junior School, Lessness Abbey Woods and Nuxley Village. The property is close to bus routes and within easy reach of Abbey Wood Crossrail link.

Property Features

- Three bedrooms
- Two reception rooms
- Garage
- No onward chain
- Viewing advised



Interior

Entrance Porch Double glazed door to front with side panels

Entrance Hall Door to front, gas heater, understairs cupboard, carpet

Lounge 3.9m x 3.12m (12'10" x 10'3") Double glazed window to front, gas fire, carpet

Dining Room 3.25m x 3.12m (10'8" x 10'3") Double glazed door to rear, double glazed window to rear, gas fire, carpet

Kitchen 2.8m x 1.96m (9'2" x 6'5") Double glazed door to rear, double glazed window to rear, wall and base units with work surfaces above, stainless steel sink and drainer, space for cooker, space for washing machine and tumble dryer, part tiled walls, vinyl flooring

Landing Access to loft, carpet

Bedroom 1 3.9m x 3.12m (12'10" x 10'3") Double glazed window to front, built in wardrobes, electric heater, carpet

Bedroom 2 3.12m x 3.1m (10'3" x 10'2") Double glazed window to rear, carpet

Bedroom 3 2.64m x 1.93m (8'8" x 6'4") Double glazed window to front, carpet

Bathroom Double glazed frosted window to rear, low level wc, pedestal wash hand basin, bath, electric heater, part tiled walls, cork flooring

Exterior

Garden Mainly laid to lawn, patio area, planted borders, access to rear, access to side

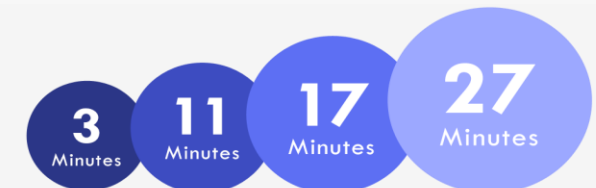
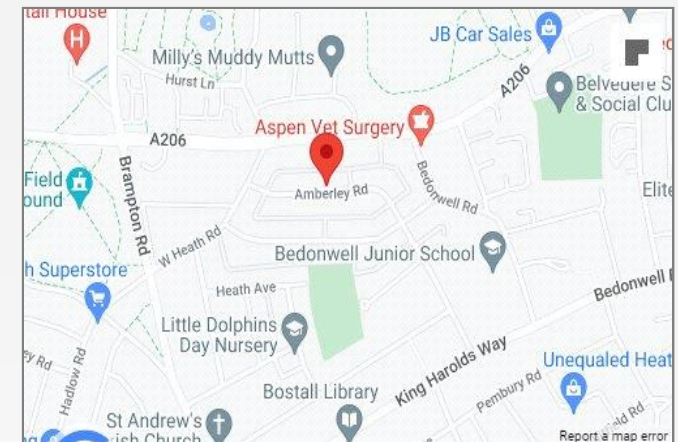
Garage To rear with up and over door





Property Location

Amberley Road, London, SE2 0SF



Elizabeth Line to Woolwich
Elizabeth Line to Canary Wharf
Elizabeth Line to Liverpool Street
Abbey Wood to London Bridge

*All distances from Abbey Wood Mainline station.

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.

Council tax band: D

EPC rating: TBC

**FOR MORE INFORMATION
CONTACT US TODAY.**

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