Arden Close | Thamesmead, London, SE28 8SL

3 2 1 **Guide Price £450,000 to £460,000** **Freehold**

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Arden Close, Thamesmead, London

A stunning example of a three bedroom 'link semi detached' family home boasting a first floor bathroom suite, garage and stunning rear garden. Convenient for local amenities and local transport.

Property Features

- Council Tax: D
- EPC Rating: C
- Ground Floor Cloakroom/WC
- 15ft Open Plan Living Room
- 14ft Open Plan Kitchen
- First Floor Bathroom Suite
- 13ft Master Bedroom
- Off Street Parking

Interior

Storm Porch: Covered entrance door to front.

Entrance Hall: Wood style laminate flooring. Stairs to first floor. Understairs storage.

Ground Floor Cloakroom/WC: Fitted with a white two piece suite comprising of a low level WC and a wash hand basin. Wood style laminate flooring. Chrome style towel rail. Opaque double glazed window to rear.

Living Room: 4.7m x 3.07m (15'5" x 10'1") Double glazed door and window to rear. Wood style laminate flooring

Kitchen/Breakfast Room: 4.37m x 2.77m (14'4" x 9'1") Fitted with a range of wall and base units with complementary work surfaces and breakfast bar. Integrated oven and hob with filter hood (Please note the seller will be removing this oven and replacing it with another). Space for appliances. Wood style laminate flooring. Part tiled walls. Double glazed window to front.

Landing: Wood style laminate flooring.

Bedroom 1: 4.06m x 3.07m (13'4" x 10'1") Double glazed window to rear. Wood style laminate flooring. Built in wardrobe.

Bedroom 2: 3.07m x 2.24m (10'1" x 7'4") Double glazed window to front. Wood style laminate flooring. Access to loft.

Bedroom 3: 3.25m x 2.36m (10'8" x 7'9") Double glazed window to front. Wood style laminate flooring.

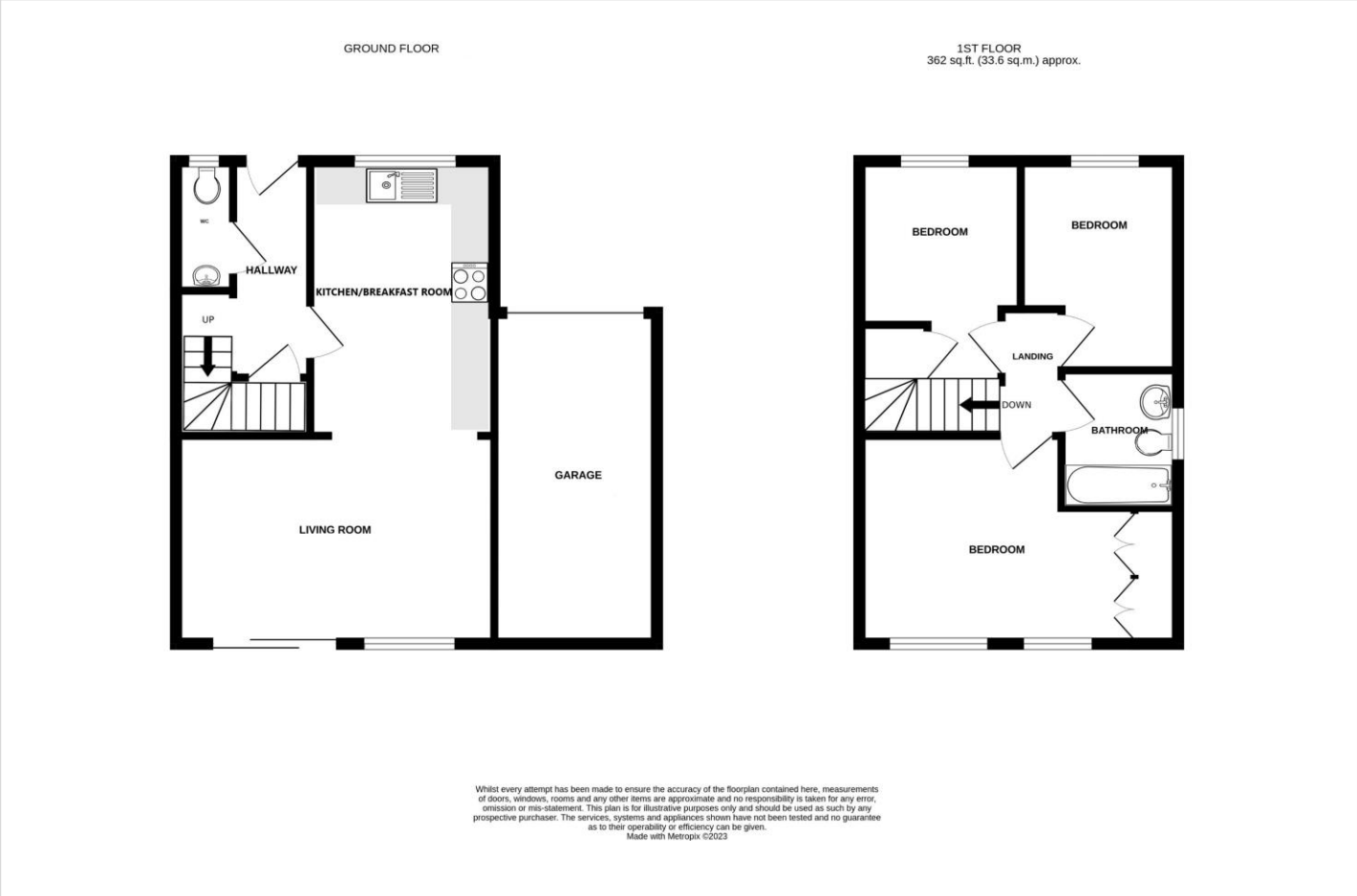
Bathroom: Fitted with a white three piece suite comprising of an enclosed cistern WC, panelled bath with shower over and a vanity wash hand basin. Tiled flooring. Part tiled walls. Opaque double glazed window to side.

Exterior

Rear Garden: Approx 46ft. Mainly laid to lawn with flower and shrub borders, decked areas and a pond. Shed to remain.

Driveway: To front.

Garage: Attached to side with up electric roll up door.



Property Location

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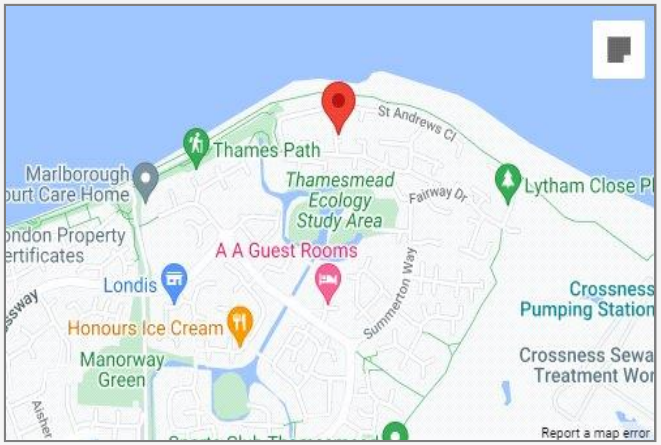

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