



Silver Birch Close | Thamesmead, London, SE28 8RW



Guide Price £450,000 - £475,000 Freehold

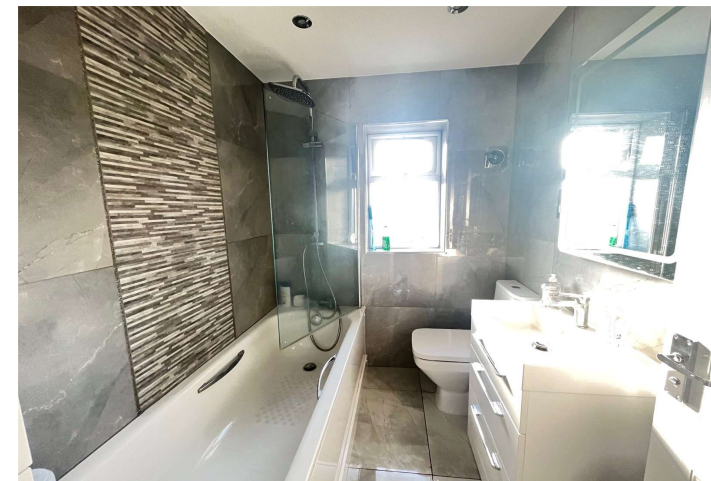
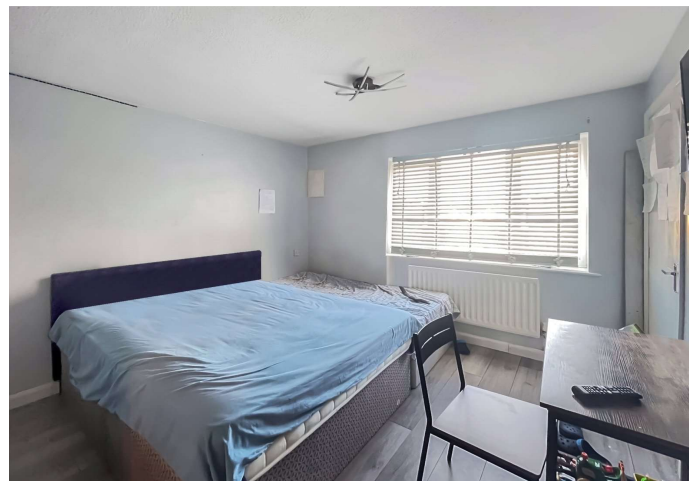
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## Silver Birch Close, Thamesmead

A four bedroom modern semi detached house with converted garage giving an annexe area with reception room, ground floor shower and kitchen/utility room.

### Property Features

- Council Tax: E
- EPC Rating: C
- Converted Garage
- Additional Reception Room/Annexe
- Ground Floor Shower/WC
- 2nd Kitchen/Utility Room
- 11'7 Master Bedroom And En-Suite Shower Room
- Generous Garden
- Private Driveway



# Interior

**Entrance Porch:**

**Entrance Hall:** Stairs to first floor.

**Annexe Area:**

**Reception Room:** 5.8m x 2.44m (19' x 8') Wood style laminate flooring. Sky light.

**Shower Room:** Fitted with a three piece suite comprising of a shower cubicle, low level WC and a wash hand basin.

**Kitchen/Utility Room:** 1.57m x 1.47m (5'2" x 4'10") Fitted with a range of base units. Gas hob. Double glazed door to rear.

**Main Accommodation:**

**Living Room:** 4.04m x 3.33m (13'3" x 10'11") Double glazed window to front. Wood style laminate flooring. Understairs storage cupboard. Folding doors to;

**Dining Room:** 3.35m x 2.57m (11' x 8'5") Double glazed window and door to rear. Wood style laminate flooring.

**Kitchen:** 2.77m x 2.46m (9'1" x 8'1") Fitted with a range of modern wall and base units with complementary work surfaces. Integrated oven and hob with filter hood. Wall mounted boiler. Double glazed window to rear. Wood style laminate flooring.

**Landing:** Wood style laminate flooring.

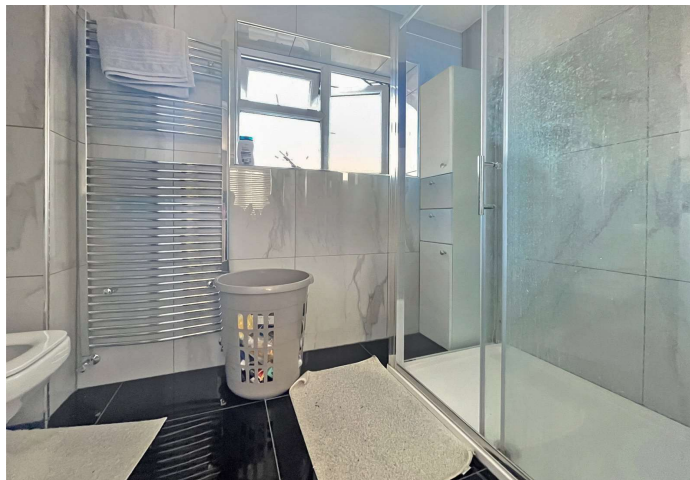
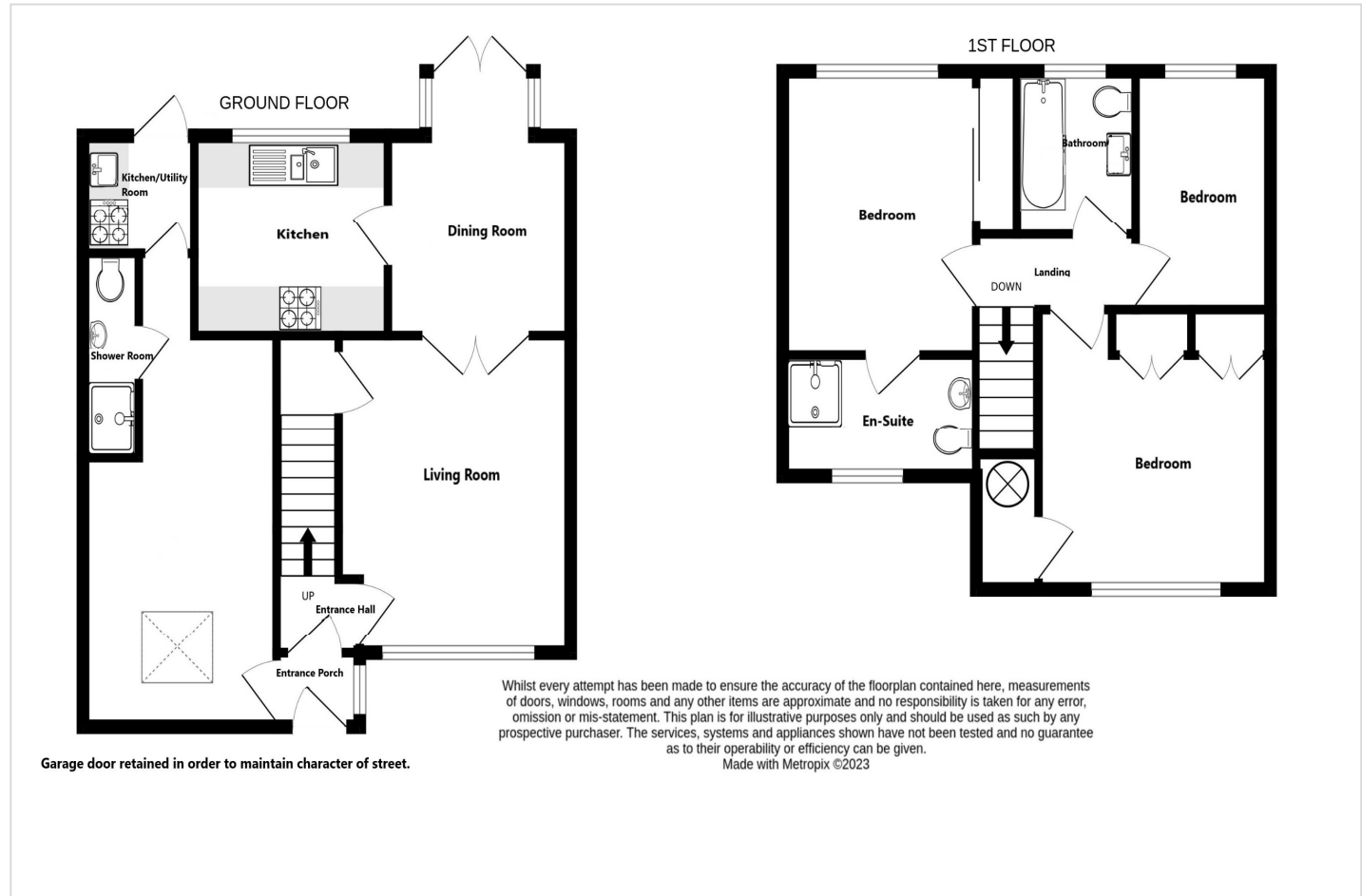
**Bedroom 1:** 3.66m (12') x 2.74m (9') (to wardrobe) Double glazed window to rear. Wood style laminate flooring. Built in wardrobes.

**Bedroom 2:** 3.43m x 3.4m (11'3" x 11'2") Double glazed window to rear. Wood style laminate flooring.

**En-Suite Shower Room:** Fitted with a three piece suite comprising of a shower cubicle, low level WC and a wash hand basin. Opaque double glazed window to front.

**Bedroom 3:** 3.07m x 1.9m (10'1" x 6'3") Double glazed window to rear. Wood style laminate flooring.

**Bathroom:** Fitted with a white three piece suite comprising of a low level WC, panelled bath with shower over and a vanity wash hand basin. Tiled flooring. Tiled walls. Opaque double glazed window.





## Exterior

**Garden:** Mainly laid to lawn with block paved patio area. Shed to remain. Gate to side which provides shared access.

**Driveway:** To front. Block paved providing off street parking for two/three cars.

## Additional Information

Shared side access - Please note that access is subject to legal verification.

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

## Property Location

Silver Birch Close, Thamesmead, London, SE28 8RW



\*All distances from SE28 postcode.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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