



Surlingham Close | Thamesmead, SE28 8NE



Asking Price £325,000 Freehold

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## Surlingham Close, Thamesmead

A well presented two bedroom end of terrace house convenient for bus routes, Abbey Wood station and Elizabeth line.

### Property Features

- Council Tax: B
- EPC Rating: C
- Two Double Bedrooms
- 13ft Kitchen
- 14ft Living Room
- First Floor Bathroom
- Chain Free



## Interior

### Entrance Porch:

**Entrance Hall:** Carpet as fitted. Understairs storage cupboard. Stairs to first floor.

**Living Room:** 4.27m x 3.3m (14' x 10'10") Double glazed window. Carpet as fitted. Double glazed sliding doors to rear.

**Kitchen:** 4m x 2.41m (13'1" x 7'11") Fitted with a range of wall and base units with complementary work surfaces. Integrated oven with separate hob. Space for appliances. Part tiled walls. Vinyl flooring. Wall mounted boiler. Double glazed window and door to rear.

**Landing:** Carpet as fitted. Double glazed window.

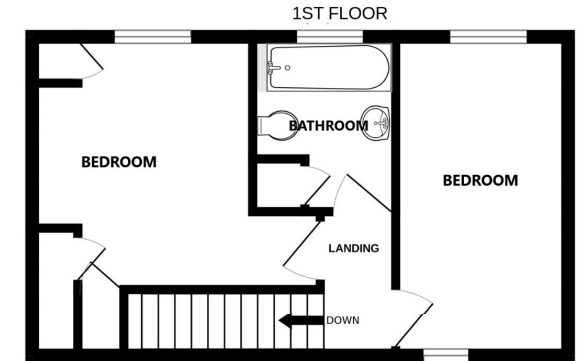
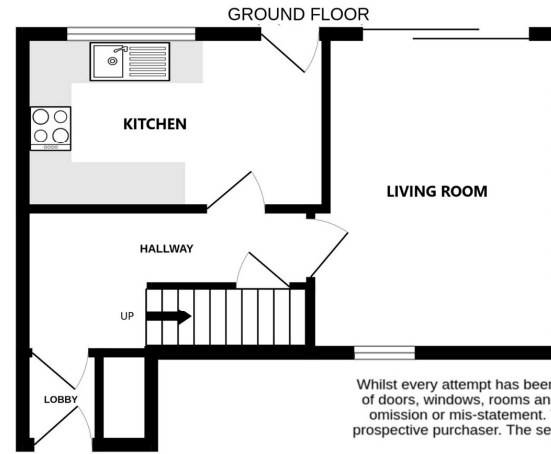
**Bedroom 1:** 3.18m x 2.8m (10'5" x 9'2") Double glazed window, Carpet as fitted. Built in cupboard.

**Bedroom 2:** 4.3m x 2.29m (14'1" x 7'6") Double glazed windows. Carpet as fitted.

**Bathroom:** Fitted with a white three piece suite comprising of a low level WC, panelled bath with shower over and a pedestal wash hand basin. Vinyl flooring. Part tiled walls. Opaque double glazed window. Built in storage cupboard.

## Exterior

**Garden:** Landscaped to rear. Mainly laid to lawn with flower and shrub borders and decking area.



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

Surlingham Close, Thamesmead, SE28 8NE



\*All distances from SE28 postcode.

## Additional Information

Please note that the sale of this property is subject to a grant of probate being obtained.

FOR MORE INFORMATION  
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