



Irwin Avenue | Plumstead, SE18 2HP



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Guide Price £350,000 - £400,000

Freehold

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Irwin Avenue, Plumstead

A unique opportunity, this three bedroom semi detached extended family home is located in this prime residential road on the Plumstead Common and Welling borders. Offered to the market chain free.

Property Features

- Council Tax: D
- EPC Rating: F
- In Need of Updating
- 28ft Through Lounge/Dining Room
- Ground Floor Bathroom
- First Floor Third Bedroom
- Loft 'Room'
- Garage



Interior

Entrance Porch: To front.

Entrance Hall: Carpet as fitted.

Through Lounge/Dining Room: 8.53m (28') x 11m narrowing to 2.77m (9'1") Double glazed bay window. Feature fireplace. Stairs to first floor. Door to;

Kitchen: 2.7m x 2.64m (8'10" x 8'8") Fitted with wall and base units. Space for appliances. Part tiled walls. Vinyl flooring. Two secondary glazed windows. Door to side.

Bedroom 2: 3.63m x 3.02m (11'11" x 9'11") Double glazed window. Carpet as fitted. Built in storage cupboard.

Bedroom 3: 3.38m x 2.44m (11'1" x 8') Single glazed window Carpet as fitted. Built in wardrobe.

Bathroom: Fitted with a white three piece suite comprising of a low level WC, bath and a wash hand basin. Single glazed window. Vinyl flooring. Part tiled walls.

Landing:

Bedroom 1: 4.47m (14'8") x 3.25m (10'8") narrowing to 2.54m (8'4") Double glazed window. Carpet as fitted.

Loft Room: 5.2m x 3.33m (17'1 x 10'11)

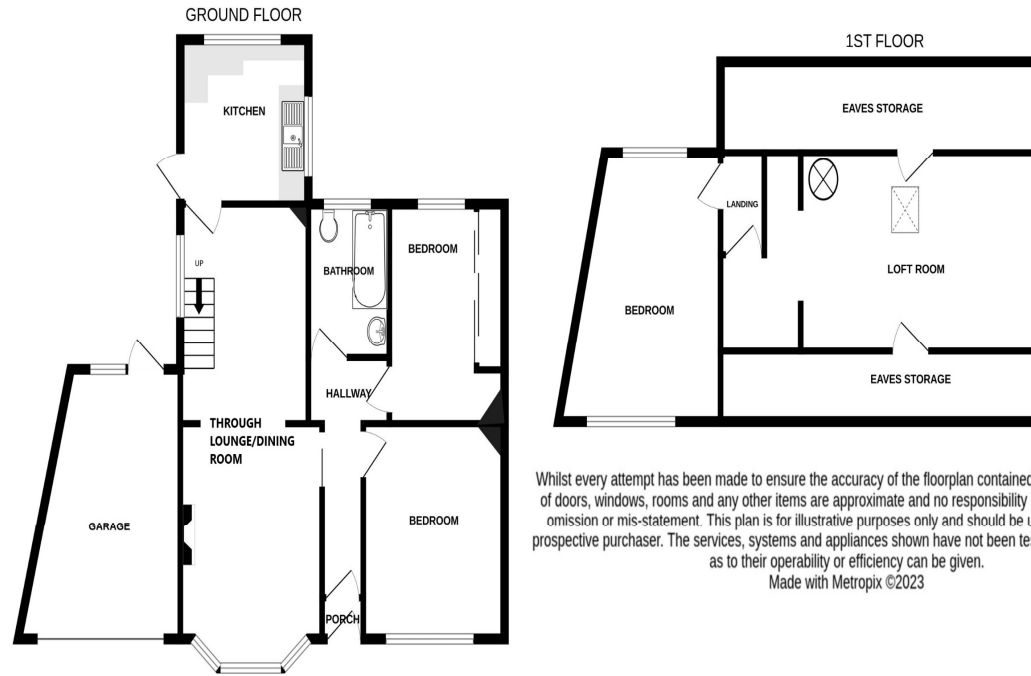
Exterior

Rear Garden: Mainly laid to lawn with flower and shrub borders and paved area.

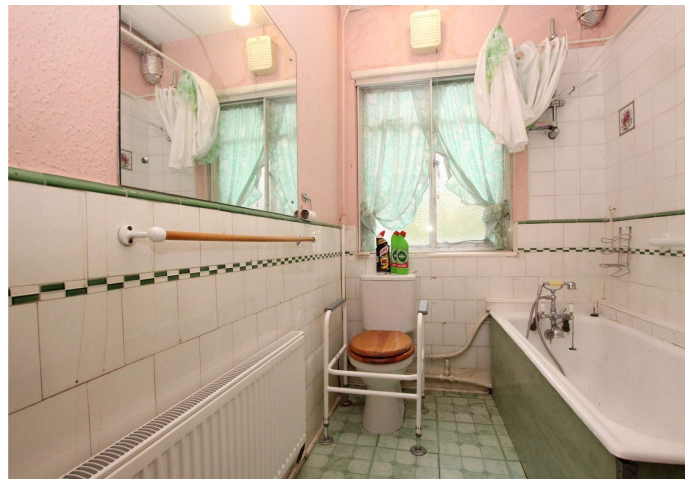
Front Garden: Mainly laid to lawn.

Garage: 4.6m x 2.8m (15'1" x 9'2") Up and over door with power and light.

Driveway: To front.



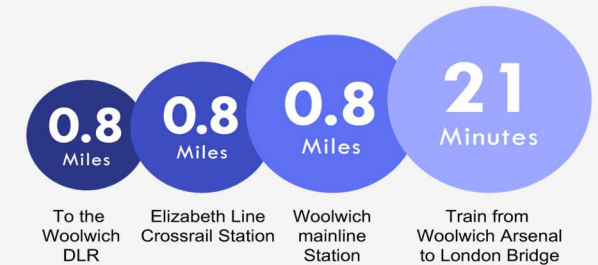
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Irwin Avenue, Plumstead, London, SE18 2HP



*All distances from Plumstead Mainline station.

Additional Information

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

Please note the vendor has informed us that not all relevant building regulations or planning consent has been obtained for the loft room. Details should be checked via your conveyancer.

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 (8mins), Bond Street (21mins) and Heathrow (47mins). 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.

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

FOR MORE INFORMATION
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