



44

Wernbrook Street | Plumstead Common, London, SE18 7RX



Asking Price £460,000

Freehold

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Wernbrook Street, Plumstead Common

Offering good sized family accommodation, first floor bathroom, ground floor WC, fitted kitchen/dining room and no forward chain, is this three bedroom semi detached house, just off Plumstead Common.

Property Features

- Council Tax: D
- EPC Rating: E
- 17' Fitted Kitchen/Dining Room
- 15' Living Room
- Ground Floor WC
- 1st Floor Bathroom
- Double glazing and Central Heating
- Convenient for Public Transport



Interior

Storm Porch: Storm porch covered entrance door to front.

Hall: Wood laminate flooring, stairs to first floor.

Ground Floor Cloakroom / WC: Fitted with a low level WC and wash hand basin, tiled flooring.

Kitchen/Dining Room: 5.23mx2.8m (17'2"x9'2") Double glazed window to front. Double doors to living room, tiled flooring. Fitted with a range of wall and base units with complimentary work surfaces, stainless steel oven and hob.

Landing: Access to loft, large built in cupboard.

Bedroom 1: 12x2.77m (12x9'1") Double glazed window to front.

Bedroom 2: 3.78mx2.8m (12'5"x9'2") Double glazed window to rear and built in wardrobe.

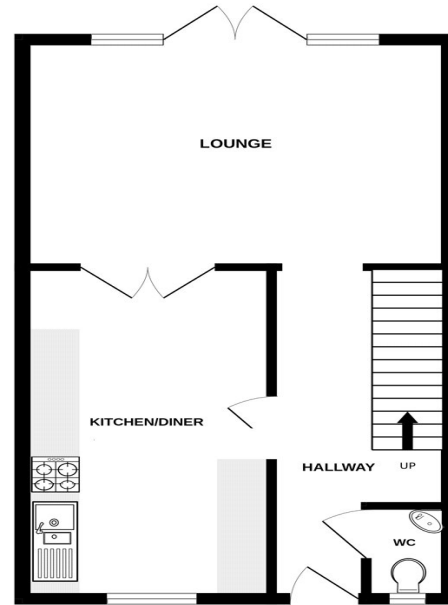
Bedroom 3: 2.9mx1.96m (9'6"x6'5") Double glazed window to rear, wood laminate flooring, built in wardrobe.

Bathroom: Double glazed window to rear, fitted with a three piece suite, comprising panelled bath, pedestal wash hand basin and a low level WC, tiled flooring and walls.

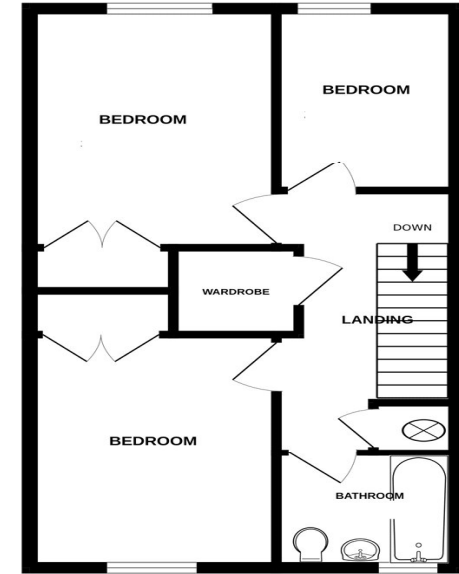
Exterior

Garden: South facing. Decking area with steps to lawn, flowers and shrubs, access to side.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



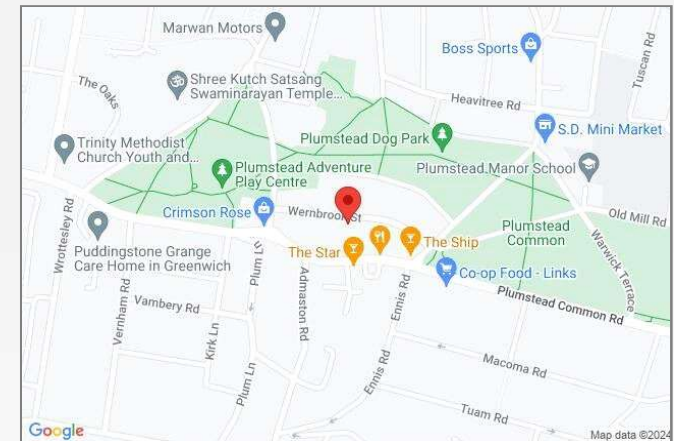
TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Wernbrook Street, Plumstead Common, London, SE18 7RX



*All distances from Plumstead Mainline station.

Additional Information

Rear access (access is subject to legal verification)

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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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