



Duncroft | Plumstead, London, SE18 2HZ



Guide Price £450,000 - £475,000

Freehold

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# Duncroft

## Plumstead

An extended three bedroom semi detached family house boasting a large kitchen/breakfast room, a ground floor shower room, its own driveway and shared driveway with garage to the side.

## Property Features

- Two Reception Rooms
- Ground Floor Shower Room
- Extended Kitchen
- First Floor Bathroom
- Driveway To Front
- Garage And Share Drive To Side
- Council Tax: D
- EPC Rating: D



## Interior

**Entrance Porch:** Double glazed.

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

**Ground Floor Shower Room:** Fitted with a white three piece modern suite comprising of a low level WC, shower cubicle and a vanity wash hand basin. Tiled flooring. Tiled walls. Opaque double glazed window.

**Living Room:** 3.66m x 3.63m (12' x 11'11") Double glazed window. Wood style laminate flooring. Square arch to;

**Dining Room:** 3.78m x 3.25m (12'5" x 10'8") Open plan to kitchen. Wood style laminate flooring.

**Kitchen:** 4.98 (16'4")m x 3.25 (10'8")m plus 1.98 (6'6")m x 1.83 (6')m 'L' Shaped. Fitted with a range of wall and base units with complementary work surfaces and central island. Range style cooker. Space for appliances. Two skylights. Double glazed window and door to rear.

**Landing:** Opaque double glazed window. Carpet as fitted. Access to loft.

**Bedroom 1:** 3.66m x 3.23m (12' x 10'7") Double glazed window. Carpet as fitted.

**Bedroom 2:** 3.78m x 2.97m (12'5" x 9'9") Double glazed window. Carpet as fitted. Two built in cupboards, one housing boiler.

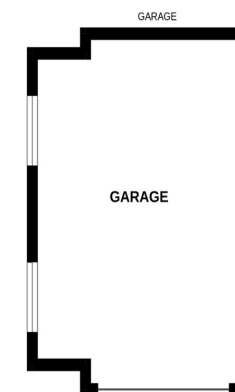
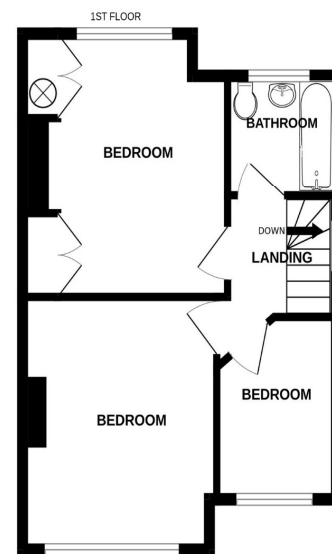
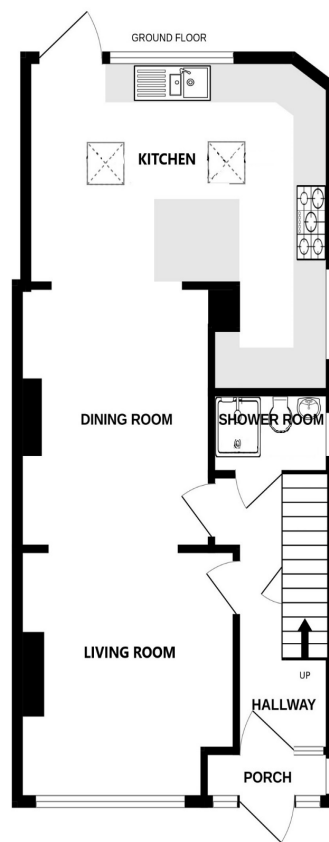
**Bedroom 3:** 2.6m x 2.03m (8'6" x 6'8") Double glazed window. Wood style laminate flooring.

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

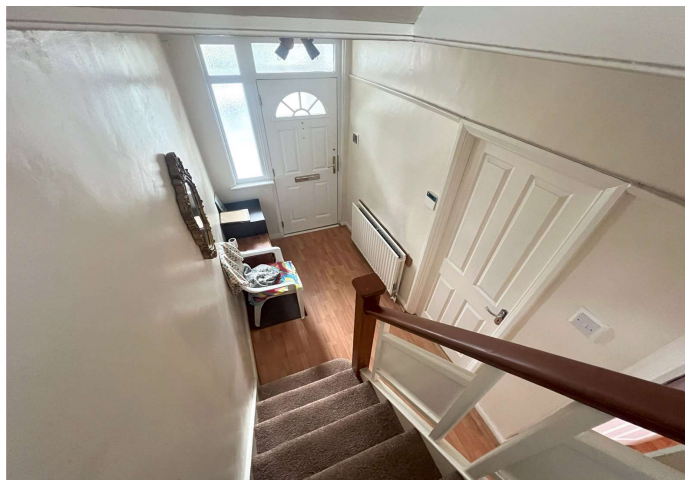
**Rear Garden:** Mainly paved. Gate to side. Greenhouse.

**Garage:** Via shared driveway to side.

**Own 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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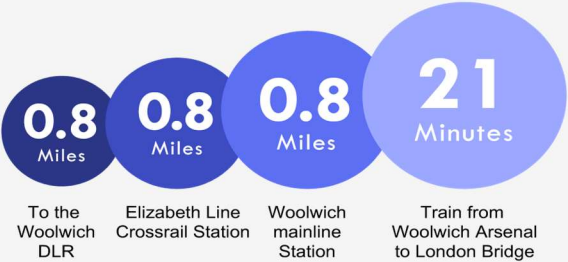
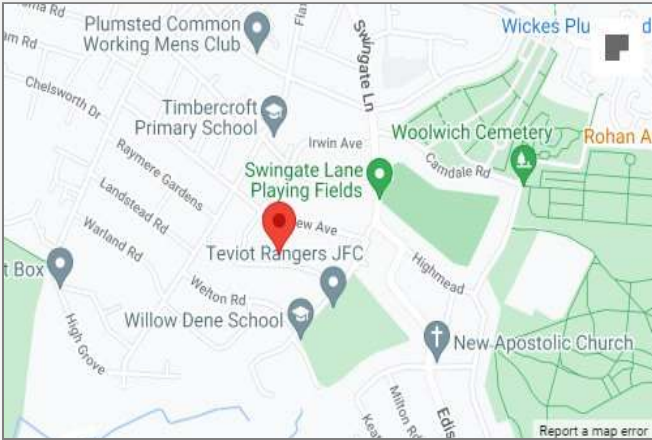






## Property Location

Duncroft, Plumstead, London, SE18 2HZ



\*All distances from Plumstead Mainline station.

## Additional Information

Please note some of the photos have been edited to remove the vendors furniture.

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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