



Amberley Road | London, SE2 0SF



Asking Price £525k to £550k

Freehold

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Amberley Road, London

Located only a short walk from Bedonwell Junior school is this stunning three-bedroom family home in Upper Abbey Wood. Internal viewing is essential to really appreciate what's on offer here. With the added benefit of no onward chain, this property really makes a wonderful family home.

Property Features

- Three bedrooms
- Newly installed kitchen
- Off street parking to front
- Annex with kitchenette/shower room to rear
- Garden with access to rear
- No onward chain
- A must view



Interior

Entrance Porch UPVC half double glazed door to front

Entrance Hall Wooden door to front, radiator, tiled floor

Lounge 3.7m x 3.15m (12'2" x 10'4") Double glazed window to front, radiator, engineered wood flooring, open aspect to kitchen

Kitchen 3.28m x 2.87m (10'9" x 9'5") Open aspect to dining room, range of gloss wall and base units with work surfaces above, composite sink with mixer tap and splashback, integrated oven, hob and extractor, integrated fridge/freezer, integrated dishwasher, tiled floor

Dining Area 5m x 3.12m (16'5" x 10'3") Double glazed french doors to rear, double glazed window to rear, tiled floor, radiator, open aspect to kitchen and utility area

Utility Area 1.93m x 1.65m (6'4" x 5'5") Wall and base units with work surfaces, stainless steel sink and drainer unit, oven, four ring gas hob, space for washing machine and dishwasher

Landing Carpet, access to loft

Bedroom 1 3.48m x 3.3m (11'5" x 10'10") Double glazed window to front, radiator, engineered wood herringbone flooring, built in custom wardrobes

Bedroom 2 3.15m x 3.1m (10'4" x 10'2") Double glazed window to rear, radiator, carpet

Bedroom 3 2.34m x 1.9m (7'8" x 6'3") Double glazed window to front, radiator, carpet

Shower Room Double glazed window to rear, shower cubicle, vanity wash hand basin, concealed cistern wc, tiled walls and floor, heated towel rail, LED mirror



Exterior

Garden Patio with seating area, mainly laid to lawn, planted borders, brick built chimney style barbecue, outside tap, access to rear shed housing electric and boiler for annexe

Annexe 5.33m x 2.62m (17'6" x 8'7") Bedroom/office area with kitchenette, wall and base units, stainless steel sink unit with mixer tap. Shower room with corner shower cubicle, vanity wash hand basin and low level wc, tiled floor

Bar/Former Air Raid Shelter 3.58m x 3.35m (11'9" x 11') Steps down, tiled floor, electric fire, wall and base units with work surfaces, space for fridge/freezer, storage area

Parking Off street parking to front





Property Location

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Additional Information

Abbey Wood, named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178 has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks. The Crossrail project has resulted in a dramatic increase in demand for properties in this area.

- Council Tax: D
- EPC Rating: To be confirmed

FOR MORE INFORMATION
CONTACT US TODAY.

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