



# Waverley Road

Plumstead | London | SE18 7TJ



# Waverley Road

Plumstead, London, SE18 7TJ

Asking Price £500,000

Freehold

A stunning four bedroom, three storey period style house located just a short walk from Plumstead Common with access to mainline station and transport links.

Benefitting from:

- 27' Kitchen/Dining Room
- 12' Reception Room
- Ground Floor Family Bathroom
- First Floor WC
- 16' Main Bedroom
- Four Double Bedrooms
- Council Tax: D
- EPC Rating: D



## Accommodation

### LOWER GROUND FLOOR

**Kitchen / Dining Room:** 7.8m x 4.14m (25'7" x 13'7") Fitted with a range of wall and base units with complimentary work surfaces., integral fridge / freezer. Oak flooring, understairs storage cupboard, sky light, double glazed door to rear.

**Inner Hallway:** Oak flooring, door to front leading to storage cupboard and lower ground floor entrance porch.

**Bathroom:** 3.68m x 2.06m (12'1" x 6'9") Fitted with a four piece suite, comprising a low level WC with enclosed cistern, wash hand basin, a panelled bath and double shower with glass sliding doors. Tiled floor and walls, frosted double glazed window to rear.

**Reception Room:** 3.84m x 3.53m (12'7" x 11'7") Custom feature working fireplace, oak flooring, feature radiator, double glazed window to front.

### GROUND FLOOR

**Entrance Hall:** Carpet, stairs to first floor and lower ground floor, double glazed window to rear.

**Bedroom 1:** 3.89m x 3.68m (12'9" x 12'1") Carpet, cast iron feature fireplace, feature radiator, double glazed window to front.

**Bedroom 2:** 12.7 x 3.33m (12.7 x 10'11") Carpet, double glazed window to rear, cupboard housing combi boiler and control unit for thermal panel/water heater.

### FIRST FLOOR

**Landing:** Carpet, access to loft, double glazed window to rear.

**Bedroom 3:** 5.08m x 3.73m (16'8" x 12'3") Carpet, two double glazed windows to front.

**Bedroom 4:** 3.96m x 3.35m (13' x 11') Carpet, double glazed window to rear.

**WC (Via Landing):** Vinyl flooring, low level WC, pedestal wash hand basin, double glazed window to rear.





## Exterior

**Rear Garden:** A well stocked and established garden with a paved patio and lawned area.

**Frontage:** Ground floor entrance, stairs to lower ground floor entrance.

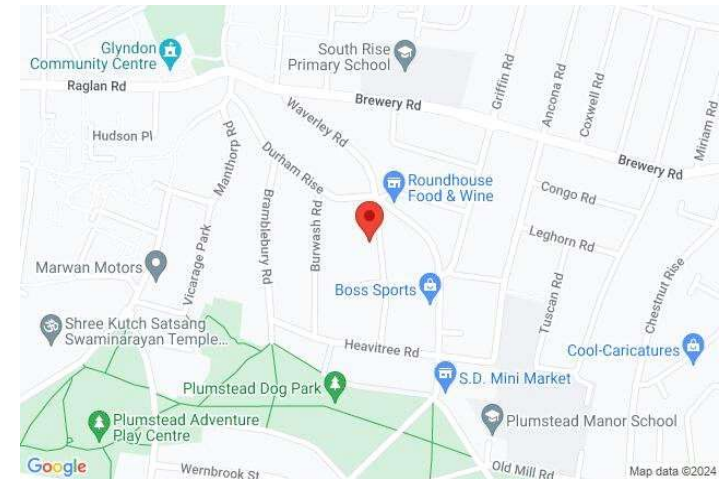
## Additional Information

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.

Council Tax - D

EPC Rating - D





## Important Notice

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.

## Location



(All distances & times are approximate)

## FOR MORE INFORMATION CONTACT US TODAY.

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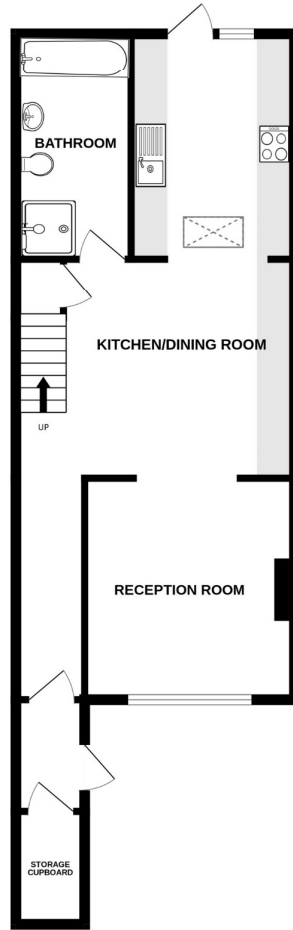
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SALES | MORTGAGES | LEGALS

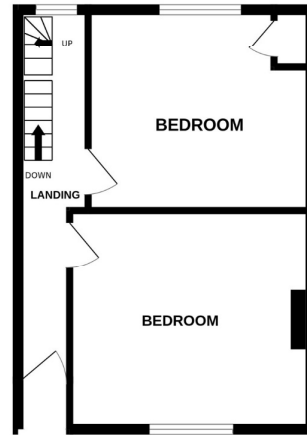
**ROBINSON-JACKSON**



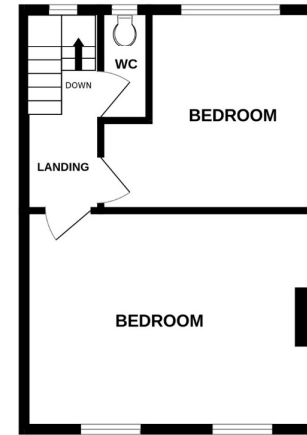
GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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