











Offered CHAIN FREE & ONLY 0.6 MILES TO ABBEY WOOD CROSSRAIL SITE is this THREE BEDROOM terraced house offering heaps of potential. Benefits include: 15ft Living Room, KITCHEN/DINING ROOM. Convenient for Shops & Local Schooling. Low Maintenance Garden. POTENTIAL TO EXTEND STPP. Bathroom with Separate WC. Viewings come HIGHLY RECOMMENDED to fully appreciate what this home has to offer.

### **Entrance Hall**

Carpeted. Radiator. Front door. Large under stairs storage cupboard. Stair case to first floor. Doors to:

# **Living Room**

15'9" x 10'4" (4.82 x 3.16) Carpeted. Secondary glazed window to front. Radiator. Gas feature fireplace. Plain ceiling.

## **Kitchen/Dining Room**

17'10" x 7'1" (5.45 x 2.18)
Vinyl flooring. Two windows to rear. Radiator. Matching range of wall and base units with work top over and tiled splash backs.
Spaces for washing machine & fridge freezer. Integrated electric oven. Gas hob. Plain ceiling.

## Landing

Carpeted. Airing cupboard. Doors to:

#### **Master Bedroom**

13'11" to wardrobe x 9'6" (4.26 to wardrobe x 2.92)

Carpeted. Secondary glazed window to front. Radiator. Built in wardrobes. Access to loft. Plain ceiling.

### **Bedroom Two**

8'8" x 8'2" (2.66 x 2.49)

Carpeted. Secondary glazed window to front. Radiator. Plain ceiling.

### **Bedroom Three**

10'1" x 7'2" (3.09 x 2.20) Carpeted. Secondary glazed window to rear. Radiator. Plain ceiling.

## **Bathroom**

7'3" x 4'8" (2.21 x 1.43)

Vinyl flooring. Frosted window to rear. Radiator. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Plain ceiling.

## **Separate W.C**

4'1" x 2'5" (1.26 x 0.75)

Vinyl flooring. Frosted window to rear. Low level WC. Plain ceiling.

### Garden

Patio area, Lawn area, Free standing timber shed. Various plants and shrubs.

## **Additional Information**

**TENURE** Freehold.

### COMMUTING

Abbey Wood Station - 0.6 Miles -For further information on Crossrail please visit -

wood-station/

## **SCHOOLING**

Boxgrove Primary & Nursery School - 0.3 Miles. St Thomas a Becket Catholic School - 0.6 Miles. St Pauls Academy - 0.7 Miles. Parkway primary School - 0.8 Miles.

# **Landlord Information**

In our opinion the property could achieve somewhere in the region of £1250pcm - £1275pcm in current condition. With a rent of £1350pcm achievable with a few minor changes being made to the property.

### **Disclaimer**

Please Note: All measurements are approximate and are taken

at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether http://www.crossrail.co.uk/route/stations/abbey-enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

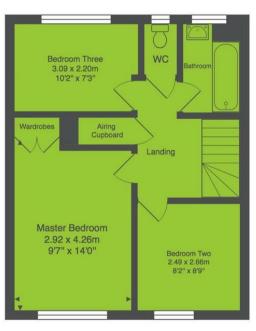






Mottisfont Road, Abbey Wood, London, SE2 9LL.





Ground Floor Area: 39.0 m2 ... 420 ft2

First Floor Area: 40.4 m2 ... 435 ft2

Total Approx Floor Area: 79.4 m2 ... 855 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 can be given.





