

For Sale: Abbey Wood SE2
3 Bedroom End Terrace
OIEO £330,000



**E & C Estates: are proud to present this
3 Bedroom End Terrace in SE2**

**Viewing by appointment only
E & C Estates
Tel: 01322 227 528
57 Hythe Street, Dartford, DA1 1BG**

New instruction. A centrally located 3 bedroom end terrace house conveniently and centrally located close to all amenities and benefiting from double glazing, gas central heating, a downstairs utility room and spacious newly installed kitchen. 3 large double rooms, bathroom and separate WC on the first floor. Viewing is highly recommended please call for viewings.

The SE2 area is presently undergoing major regeneration to include the Crossrail at Abbey Wood Rail Station. Links to Charring Cross and the City can be accessed in less than 40 mins

Hallway: 14' 6" x 5' 8" (4.4m x 1.7m) Access to kitchen, reception, utility room and garden on ground floor, stairs to the first floor landing. Under stairs storage cupboard, panelled wood effect flooring, electric meter box radiator.

Downstairs Utility Room: 7' 4" x 5' 8" (2.3m x 1.7m) Door to rear garden, Storage units, panelled wood effect, radiator.

Reception Room 15' 7" x 12' 26" (4.6m x 3.7m) Double glazed windows to rear, radiators.

Kitchen: 15' 0" x 11' 12" (4.7m x 3.4m) Double glazed windows to front aspect. A range of wall and base units to include a stainless steel sink with mixer taps, plumbing for a washing machine, gas cooker point with a wall mounted extractor above, tiled walls

Stairs to first floor : First floor landing with doors to all rooms. A cupboard housing the immersion heater, panelled wood effect flooring, access to the loft

Bedroom Three: 10' 9" x 9' 9" (4.1m x 3.1m)

Double glazed window to rear aspect, built in double wardrobe, panelled wood effect flooring and a radiator.

Bedroom One: 13' 3" x 10' 10" (3.3m x 2.9m)

Double glazed window to front aspect, built in double wardrobe, panelled wood effect flooring and a radiator.

Bedroom Two: 11' 10 x 7' 1" (3.6m x 2.2m)

Double glazed window to rear aspect, panelled wood effect flooring and a radiator.

Bathroom: 7' 2" x 5' 1" (2.3m x 1.6m)

Double glazed window to front aspect. A two piece suite to comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, tiled areas to the floor and walls, radiator and a wall mounted extractor.

Separate WC: 4' 9" x 2' 4" (1.5m x 0.8m)

Exterior

Front:

Paved, Parking for 2 cars

Rear:

Garden: 39' 0" x 25' x 4" (11.9m x 7.8m)

(t) 01322 227 528 (w) www.ecestates.co.uk (e) info@ecestates.co.uk 2