

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Birkdale Road, Abbey Wood, SE2 9HX



£450,000

Situated in a desirable Abbey Wood location, within easy reach of schools, shops and parks, and less than three quarters of a mile from Abbey Wood station, is this three bedroom semi-detached house. The property benefits from having a spacious lounge/diner measuring 18' 10"; ground floor cloakroom/utility; two double bedrooms and one single; South backing rear garden measuring approx. 50'; garage with driveway providing off street parking to the front. EPC rating - TBC. Our ref: 16325

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Accommodation comprises:

Entrance via glazed wooden door to:

PORCH 5' 2" x 2' 5" (1.57m x 0.74m)

Windows to front and side aspects. Parquet flooring. Obscure wooden door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate wood effect flooring. Opening to:



LOUNGE/DINER 18' 10" x 16' 8" reducing to 9' 4" (5.74m x 5.08m > 2.84m)

UPVC double glazed bay window to front aspect. Feature fireplace. Two radiators. Laminate wood effect flooring. Opening to:



KITCHEN 10' 5" x 6' 8" (3.18m x 2.03m)

Coved and skimmed ceiling. Two double glazed windows to rear aspect. UPVC double glazed door to rear aspect. Wall and base level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer with brushed steel mixer tap. Inset 4 ring Bosch electric hob with extractor hood over and Bosch electric oven under. Space for fridge/freezer. Laminate wood effect flooring.



UTILITY AREA 9' 5" x 8' 7" (2.87m x 2.62m)

At the rear of the garage. Door and window to rear providing access to GARDEN. Built in storage cupboard. Tiled floor. Door to:

CLOAKROOM 5' 5" x 2' 9" (1.65m x 0.84m)

Two piece white suite comprising close coupled w/c and wall mounted hand wash basin. Window to rear aspect. Tiled floor.

FIRST FLOOR LANDING

Obscure window to side aspect. Loft access hatch. Doors to:

BEDROOM ONE 11' 10" x 10' 3" (3.61m x 3.12m)

UPVC double glazed window to front aspect. Range of built in wardrobes. Radiator.



BEDROOM TWO 10' 2" x 8' 2" (3.1m x 2.49m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 8' 3" x 5' 9" (2.51m x 1.75m)

UPVC double glazed window to front aspect. Radiator.

BATHROOM 5' 9" x 5' 3" (1.75m x 1.6m)

Obscure double glazed window to rear aspect. Three piece suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap and electric shower over. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property, wrought iron gates lead to a driveway providing off street parking for one vehicle, with access to **GARAGE**. The remainder is fenced off lawn.

The **SOUTH BACKING REAR GARDEN** measures approx. 50' and commences with paved patio, with seating area with pergola over, leading to lawn. Path to rear. Mature shrub bed borders planted with a variety of shrubs and trees. Fencing to all boundaries.



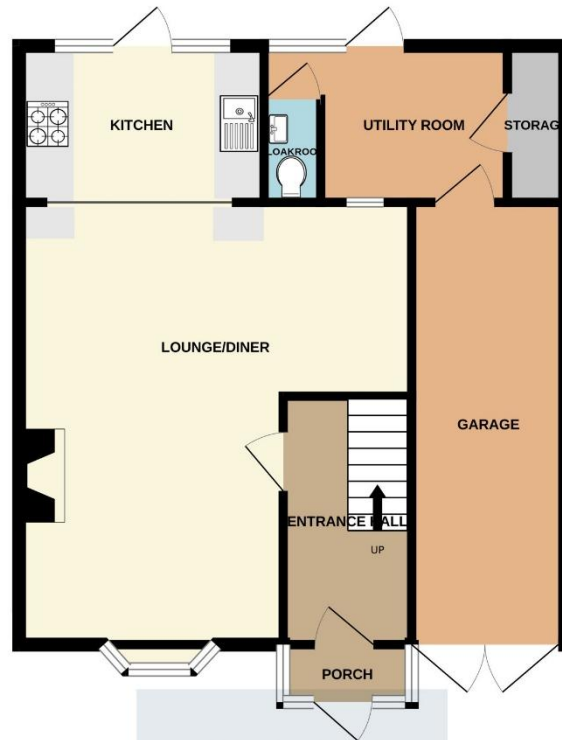
SUMMERHOUSE 15' 4" x 12' 4" (4.67m x 3.76m)

At rear of garden. With doors to front. Windows to side.

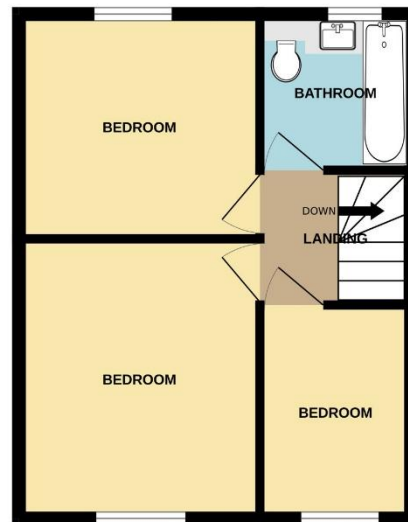
GARAGE 19' 7" x 6' 6" (5.97m x 1.98m)

With double opening doors. Door to rear leading to **UTILITY**. Power and lighting.

GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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