



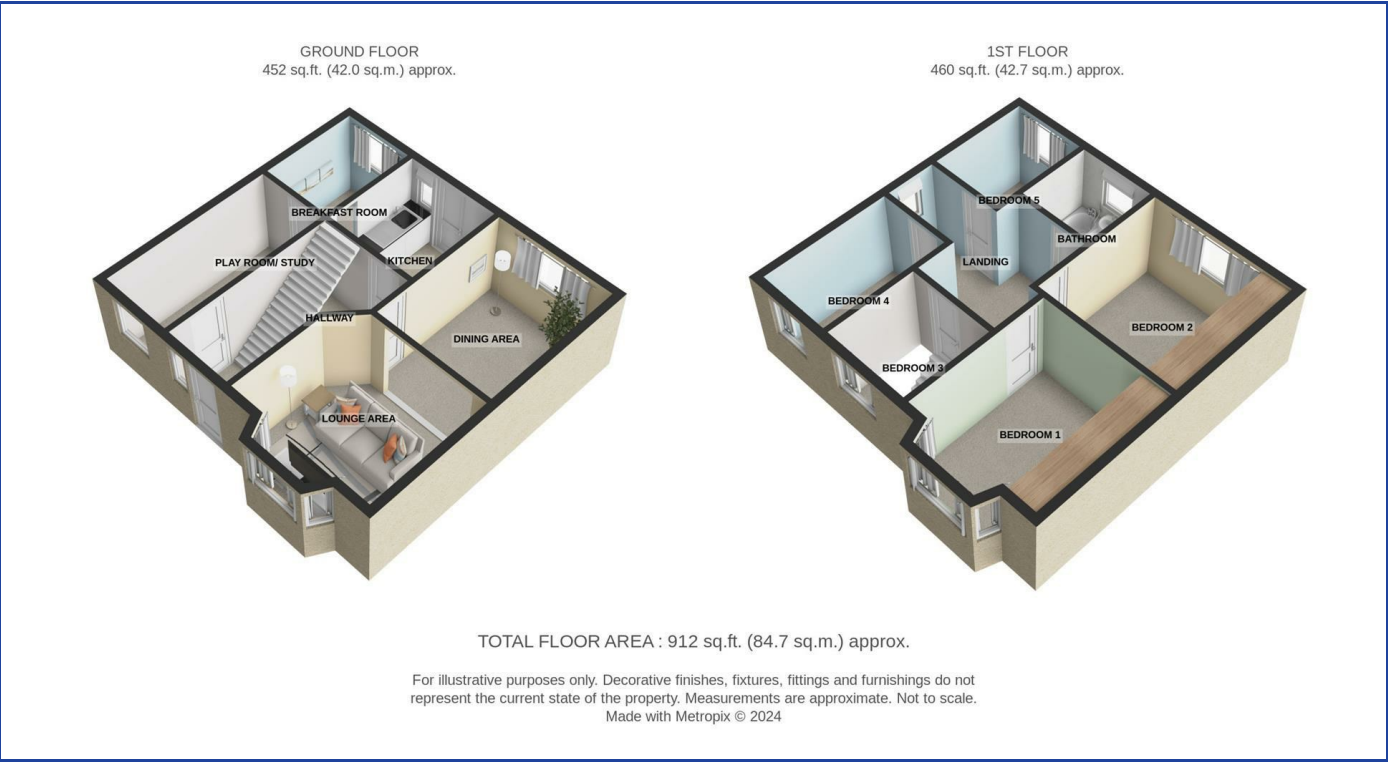
Oakmere Road, Abbey Wood
£489,995 Freehold



CHAIN FREE extended five-bedroom semi-detached family home, located in a popular residential road on the borders of Plumstead/Abbeywood. The ground floor offers multiple reception rooms, that could be used for a work from home office space or a playroom for children, leaving you with enough space to have your living and dining area still separate. Upstairs you will find the five bedrooms and the family bathroom. The property benefits from having double-glazed windows & heating via electric heaters. It would be great for somebody looking to make the property their own and who can see the potential that this property has to offer. There are several local Primary Schools nearby and is situated nearby to Welling Train Station & Abbey Wood train station, that offers the Elizabeth Line direct into London. Your inspection is highly recommended.

EPC Band D | Council Tax Band D | Freehold





| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-----------|-------------------------|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | 85 | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | 55 | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



entrance hall 12'7 x 6'0 (3.84m x 1.83m)

lounge & dining room 21'8 inc bay x 11'0 max (6.60m inc bay x 3.35m max)

study/ playroom 12'8 x 5'7 (3.86m x 1.70m)

kitchen 7'8 x 7'1 (2.34m x 2.16m)

breakfast room 7'7 x 5'7 (2.31m x 1.70m)

landing

bedroom one 11'7 inc bay x 10'0 (3.53m inc bay x 3.05m)

bedroom two 11'0 x 10'2 (3.35m x 3.10m)

bedroom three 7'1 x 6'8 (2.16m x 2.03m)

bedroom four 9'5 x 5'7 (2.87m x 1.70m)

bedroom five 7'7 x 5'7 (2.31m x 1.70m)

bathroom 5'9 x 5'4 (1.75m x 1.63m)

rear garden 30 approx (9.14m approx)

storage garage to rear

