



Burcharbro Road, Upper Abbey Wood
£650,000 Freehold



CHAIN FREE. Parris Residential are delighted to offer this impressive & deceptively spacious, character detached three bedroom Victorian family home. The property sits in one of the area's premier roads in West Heath, Upper Abbey Wood, a stone's throw from beautiful Bostall Woods and park, and a short walk from Abbey Wood station and the Elizabeth Line. This stunning property, although fully modernised, has retained many interesting period features, by way of arched windows, a log burner and period style radiators. There is a Victorian-style bathroom suite plus an en-suite shower room both replaced in 2020. The deceptively spacious interior comprises an open-plan living room & beautiful fitted kitchen breakfast room, which was refurbished in 2021 and benefits from having an integrated dishwasher & washing machine, plus a built-in oven & five-ring gas hob. Window shutters were installed in 2017 too. There is also a huge loft room with two large Velux style windows To the rear of the property is a pretty 60' approx secluded rear garden with the addition of a work from home log cabin with double glazed windows. We can't recommend your internal viewing enough for this lovely family home.





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		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	57		(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

Living Room 27'8" x 14'0" (8.43 x 4.27)

Kitchen / breakfast room 11'6" x 14'1" (3.51 x 4.29)

Landing

Bedroom One 11'6" x 10'10" (3.51 x 3.30)

Ensuite Shower Room 10'11" x 2'9" (3.33 x 0.84)

Bedroom Two 10'5" x 14'10" (3.18 x 4.52)

Bedroom Three 10'7" x 5'6" (3.23 x 1.68)

Loft Room 13'5" x 13'0" (4.09 x 3.96)

Bathroom 10'6" x 5'6" (3.20 x 1.68)

Rear Garden 59'3" (18.06)

Ensuite Shower Room

