



**Oakmere Road, Abbey Wood**  
**£479,995 Freehold**



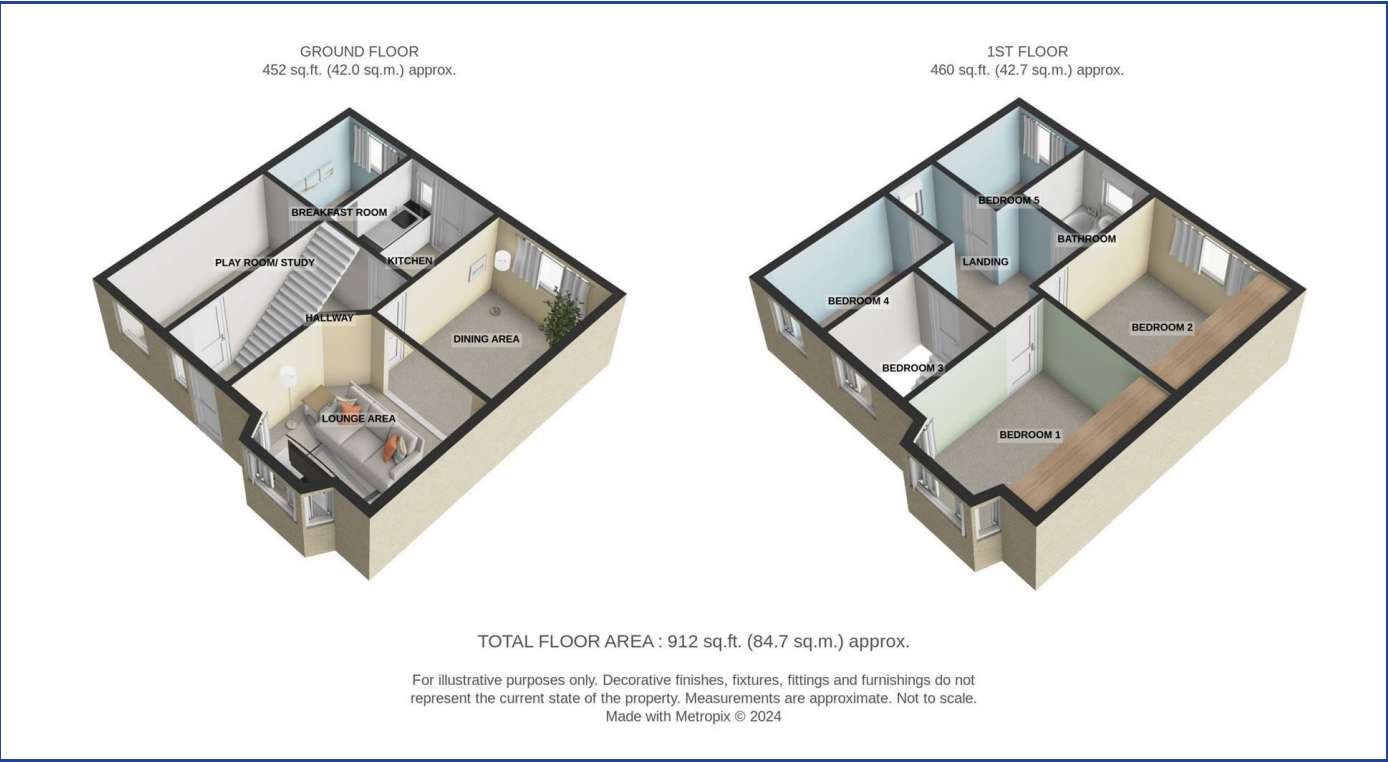
This chain free extended five-bedroom 1930s semi-detached east facing family home is in a popular road with on street parking. It's located in Abbey Wood close to the Welling borders and offers potential for further extension \*subject to obtaining the necessary planning permissions.

The ground floor offers multiple rooms that could be utilised for both dining and living areas plus a children's playroom and work from home office space. The first floor has five bedrooms and the family bathroom. The property has double glazed windows and electric heaters. The gardens have lawns, established shrubs and storage space.

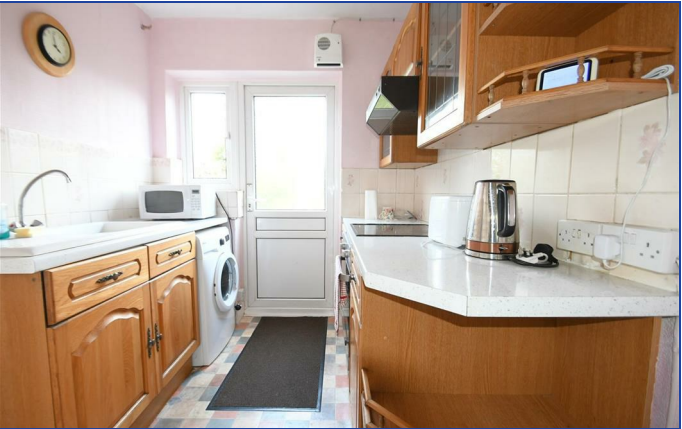
Abbey Wood is widely regarded as a vibrant neighbourhood with excellent transport links, including bus and train services such as the Elizabeth Line. It boasts schools, local amenities like pubs, cafes, shops, and restaurants, as well as parks and ancient woodland. This makes it an ideal location for families seeking a blend of city living, community, and access to nature.

EPC : D | Freehold | Council Tax Band D





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	55		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

