

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		47	78
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Harvel Crescent

Approximate Gross Internal Area  
Ground Floor = 93.1 sq m / 1035 sq ft  
Garage = 25.8 sq m / 278 sq ft  
Total = 118.9 sq m / 1313 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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HARVEL CRESCENT  
ABBAY WOOD SE2 0PW  
Guide price £525,000







Welcome to this delightful 3-bedroom detached bungalow, perfectly positioned on a corner plot in a highly sought-after location. Boasting generous living accommodation and a versatile layout, this home offers both comfort and convenience.

The property features parking for up to 3 cars at the front and a large detached garage to the rear, ensuring ample space for vehicles. The low-maintenance garden is ideal for those who prefer a relaxed outdoor lifestyle, while the third bedroom also doubles as a dining room, offering flexibility to suit your needs.

Inside, the spacious living areas are designed for comfort and ease. The main bedroom comes with fitted furniture, providing plenty of storage space. Additionally, there is a separate utility area and a second WC/Shower for added convenience.

This bungalow offers level access throughout, making it suitable for all ages. Its prime location provides easy access to the new Elizabeth Line, ensuring excellent connectivity.

Don't miss this exceptional opportunity to own a charming bungalow in a desirable neighborhood. Schedule a viewing today and discover all the wonderful features this home has to offer!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## HARVEL CRESCENT

ABBEY WOOD SE2 0PW

- 3 BEDROOM DETACHED BUNGALOW
- NO FORWARD CHAIN
- CORNER PLOT WITH SPACIOUS LIVING ACCOMMODATION
- LARGE DETACHED GARAGE TO THE REAR
- SEPARATE UTILITY AREA AND SECOND WC/SOWER
- CLOSE TO THE NEW ELIZABETH LINE
- PARKING FOR 3 CARS ON THE FRONT
- EPC- E
- 1313 SQ FT
- COUNCIL TAX BAND E

