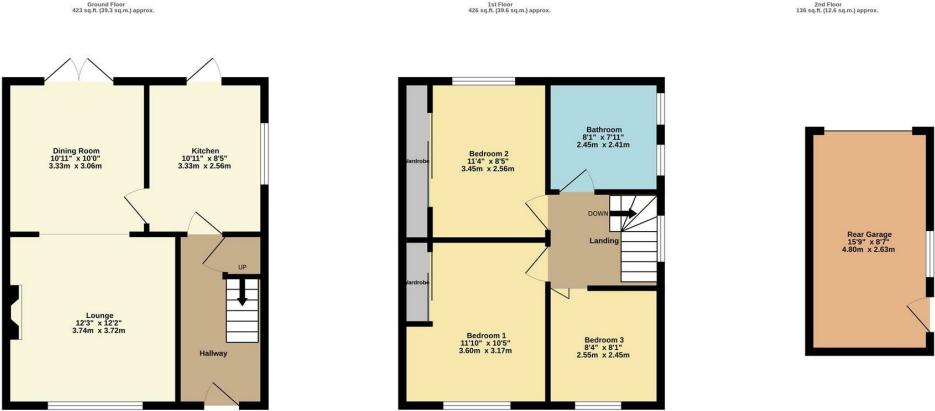
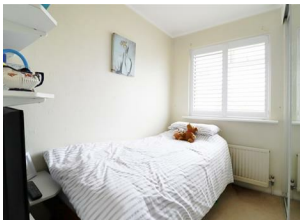


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
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MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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WOOLWICH ROAD
LONDON SE2 0DY

Guide price £450,000



Guide Price £450,000 - £475,000

Located on the ever-popular Woolwich Road in SE2, this well-maintained three-bedroom semi-detached home offers a fantastic blend of space, comfort, and convenience. Presented in good condition throughout, the property is ready for immediate occupation, while still offering scope to add value.

The home features a spacious lounge which is open to the dining room, and a well-equipped kitchen, providing plenty of space for family living and entertaining. Upstairs, there are three generously sized bedrooms and a modern family bathroom.

Externally, the front garden offers excellent potential to be converted into a private driveway for up to two cars (subject to the usual consents). The rear garden is well kept with a lawn, patio, flowerbeds and leads to a detached garage with power and an electric roller shutter door—ideal for secure parking, storage, or workshop use. There is also a shed in the garden providing more essential storage space.

Perfectly positioned for families and commuters alike, the property is within close proximity to a variety of local amenities including supermarkets, shops, cafes, and parks. Excellent transport links are available via Abbey Wood Station, offering quick access to central London via the Elizabeth Line. There are also several well-regarded schools nearby, making this an ideal choice for growing families.

A superb opportunity in a sought-after location—early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

WOOLWICH ROAD

LONDON SE2 0DY

- Three Bedroom Semi Detached House
- Good Condition Throughout
- Lounge/Diner
- Modern Fitted Kitchen
- South Facing Garden
- Garage
- Close To Amenities
- Council Tax Band D
- EPC - TBC
- Ideal Family Home

