



## Silver Birch Close, Central Thamesmead, Price Guide Price £425,000 - £450,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 989 sq.ft. (91.8 sq.m.) approx.  
\*All measurements are taken from the internal face of the walls. Measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors, omission or misstatement. The plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or availability.

*To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service*

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**Property Details**

Guide Price £425,000 - £450,000 Freehold. Hi Residential is delighted to present this beautifully maintained three-bedroom semi-detached house located in the sought-after central Thamesmead area. This property offers an excellent blend of comfort and convenience, making it an ideal home for families or professionals. Upon entering, you'll find a welcoming entrance hall that leads into a cozy living room, perfect for family gatherings and relaxation. Adjacent to this is a dining room that seamlessly connects to the kitchen, creating an ideal setup for entertaining. The kitchen is equipped with modern appliances and ample storage, complemented by a practical utility room and a convenient cloakroom/WC on the ground floor. The first floor features a well-designed landing that guides you to the bedrooms. The master bedroom boasts an en-suite shower room, offering privacy and luxury. Additionally, there are two more bedrooms, each well-proportioned and served by a separate family bathroom, ensuring ample accommodation for all residents. For transport, Thamesmead is well-connected through various bus routes that facilitate easy access to nearby towns and central London, enhancing the convenience for professionals commuting to the city. Additionally, the anticipated extension of the Elizabeth line is set to improve connectivity even further. In terms of local amenities, Thamesmead offers a variety of shops, healthcare facilities, and parks, making it a well-rounded community for both daily needs and recreational activities. This blend of educational facilities, transport links, and amenities contributes significantly to the property's attractiveness, providing an ideal setting for both family life and professional convenience. We believe this property is exceptional and recommend an internal viewing to truly appreciate its value and charm. Contact Hi Residential today to schedule your visit and take the first step towards making this lovely house your new home.

