



## Blithdale Road, London

- GUIDE PRICE £450,000-£475,000
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- KITCHEN AND FAMILY BATHROOM
- IDEAL FOR LOCAL SCHOOLS AND AMENITIES

- THREE BEDROOM FAMILY HOME
- GARDEN TO REAR
- DOUBLE GLAZING
- CONVENIENT FOR CROSS RAIL

**Guide Price £450,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Blithdale Road, London

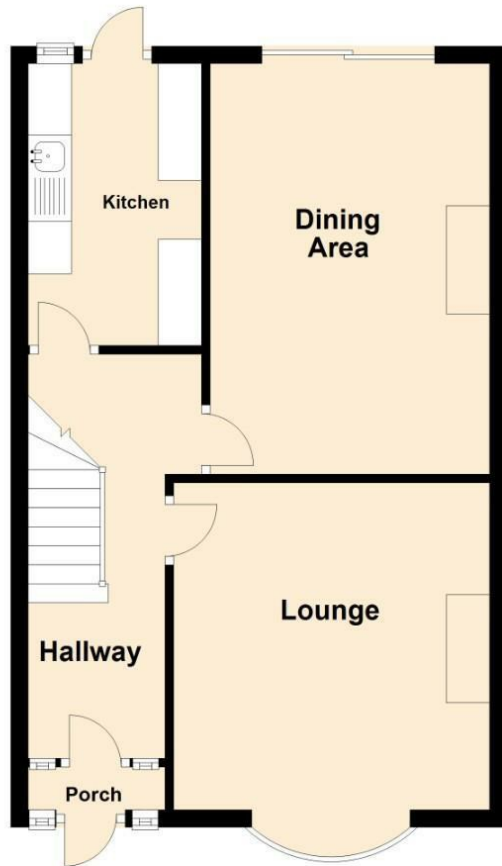
## DESCRIPTION

We are delighted to offer for your earliest viewing this lovely three bedroom family home situated conveniently for Abbey Wood Station/Cross Rail. The well presented accommodation comprises entrance porch, entrance hall, lounge, separate dining room, fitted kitchen to the ground floor. To the first floor three well proportioned bedrooms and family bathroom. Completed by good sized rear garden, double glazing and gas central heating. Your early viewing is strongly recommended.

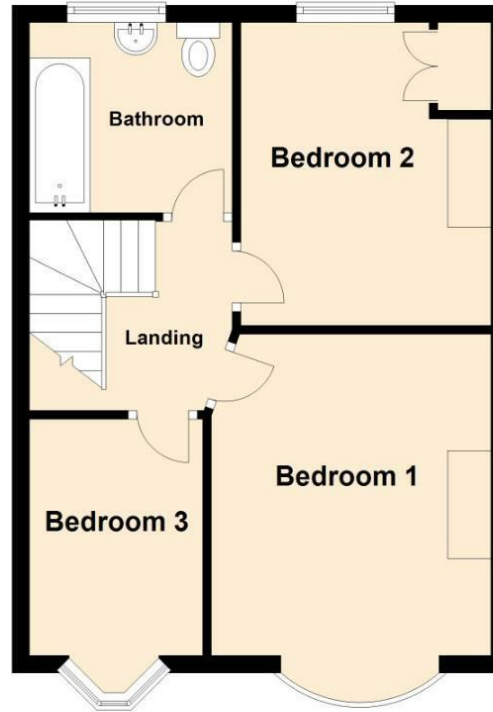




## Ground Floor




## First Floor



For illustrative purposes only  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Abbey Wood Office on 020 8311 1000 if you wish to arrange a viewing appointment for this property or require further information.

19-21 Wilton Road, Abbey Wood, London, SE2 9RH  
Tel: 020 8311 1000 Email:  
abbeywood@hunters.com <https://www.hunters.com>



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