



Crumpsall Street, , Abbey Wood, SE2 0LR

- GUIDE PRICE £450,000 TO £475,000
- THREE BEDROOM PERIOD PROPERTY
- FIRST FLOOR BATHROOM
- CONVENIENT FOR LOCAL AMENITIES AND SCHOOLS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- 0.4 MILES FROM ABBEY WOOD STATION/THE ELIZABETH LINE
- THROUGH LOUNGE, FITTED KITCHEN
- PRETTY REAR GARDEN
- LESNES ABBEY WOODS
- POTENTIAL TO EXTEND INTO THE LOFT AND TO THE REAR (STPP)

Guide Price £450,000



Crumpsall Street, , Abbey Wood, SE2 0LR - Guide Price £450,000

DESCRIPTION

Guide Price £450,000 to £475,000.

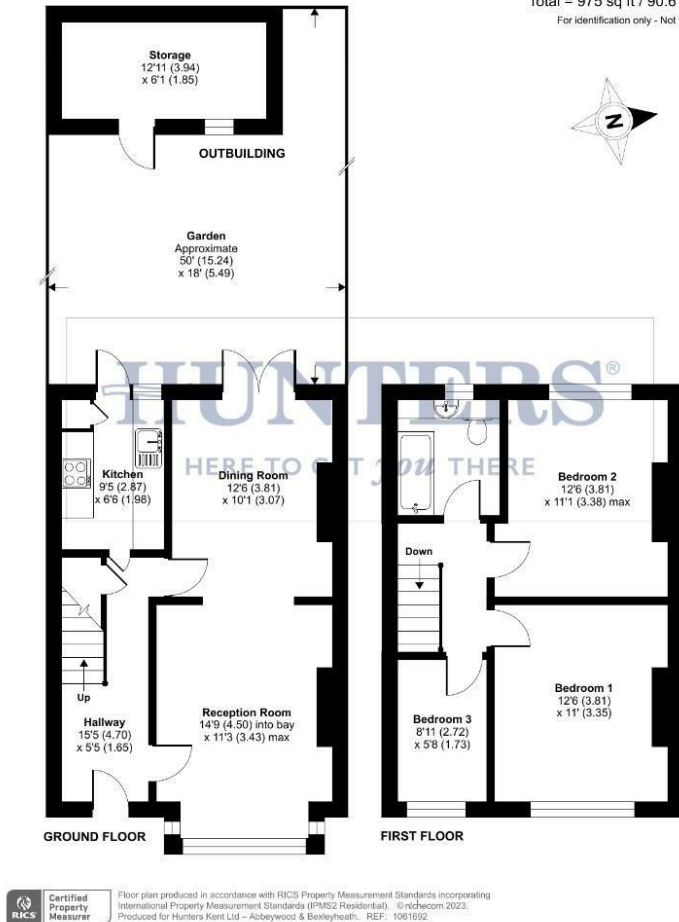
Nestled within a mere 0.4-mile radius of Abbey Wood Station/Elizabeth Line, this captivating period residence exudes timeless charm and promises ample space for family living. Boasting three bedrooms and the potential for loft and rear extensions (subject to the necessary permissions), this home invites you to explore its refined interiors. The ground floor welcomes you with an elegant entrance hall, leading seamlessly to a spacious through lounge and a thoughtfully designed fitted kitchen. Ascend to the first floor, where three well-appointed bedrooms await, accompanied by a tastefully appointed family bathroom. Outside, a pretty garden provides a tranquil retreat. Enhanced by the comforts of double glazing and gas central heating, this residence offers a harmonious blend of classic appeal and modern convenience. With Lesnes Abbey Woods just a stone's throw away and a wealth of local amenities at your fingertips, seize the opportunity to experience refined living at its finest. Early viewing is highly recommended to fully appreciate the allure of this remarkable home.





Crumpsall Street, SE2

Approximate Area = 895 sq ft / 83.1 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 975 sq ft / 90.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Hunters Kent Ltd - Abbeywood & Binleyhealth. REF: 1081092

Viewings

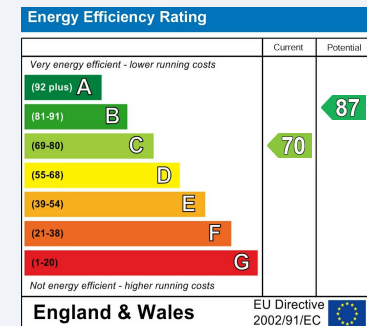
Please contact abbeywood@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

