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HAVEN

27 Grasshaven Way, London, SE28 8TJ



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**Guide Price £400,000-£425,000**

Offered for sale is this much loved three bedroom semi detached family home. The accommodation offers, on the ground floor, a WC, generous living accommodation with a good size lounge, kitchen/breakfast room and a conservatory leading to pretty side and rear gardens.

On the first floor you will find three bedrooms and the family bathroom.

The rear garden is mainly shingle with mature tree and shrub borders with two seating areas and rear access leading to the garage.

The property is perfectly situated for Thamesmead Town Centre and it's array of shops including Morrisons and Aldi Supermarkets. Thamesmere Leisure Centre, Woolwich Polytechnic for Boys, Woolwich Polytechnic for Girls, and a good selection of primary schools including but not limited to Linton Mead, Hawksmoor and Windrush Primary Schools.

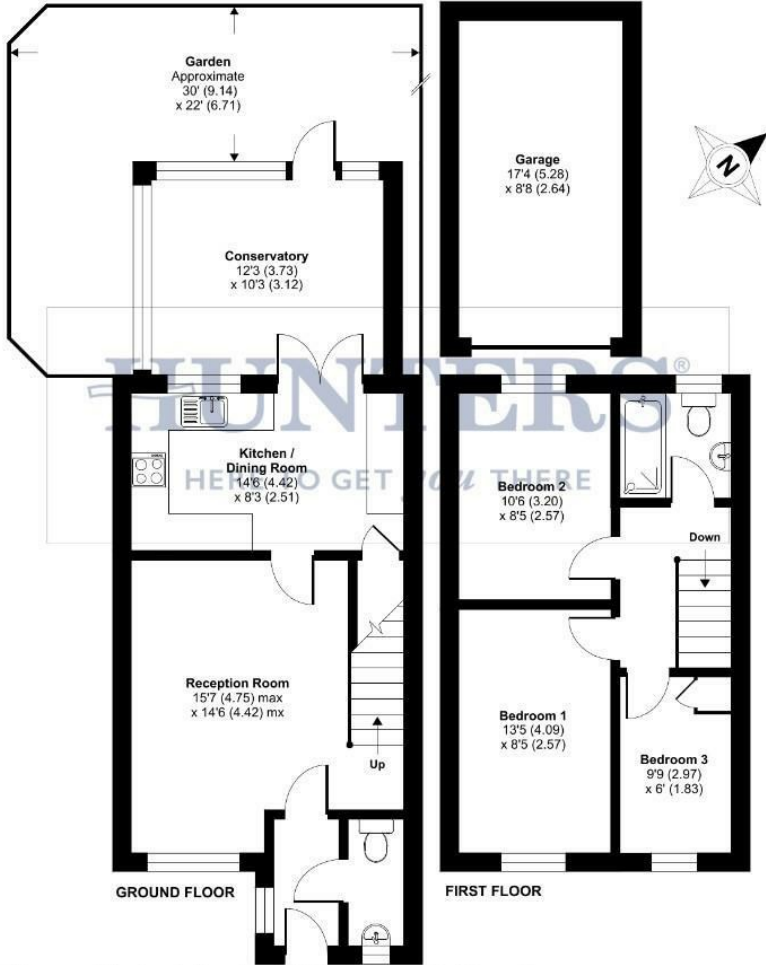
There are good selection of bus links which give easy access to Abbey Wood Station and The Elizabeth Line, Woolwich Arsenal, DLR and Woolwich Stations and North Greenwich Stations.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
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# Grasshaven Way, London, SE28

Approximate Area = 907 sq ft / 84.3 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 1058 sq ft / 98.3 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). © rics/hccom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevellyheath. REF: 1075832.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		74	
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**ENTRANCE HALL**

**GROUND FLOOR WC**

**LOUNGE**

15'7 x 14'6

**KITCHEN/DINER**

14'6 x 8'3

**CONSERVATORY**

12'3 x 10'3

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'5 x 8'5

**BEDROOM TWO**

10'6 x 8'5

**BEDROOM THREE**

9'9 x 6'

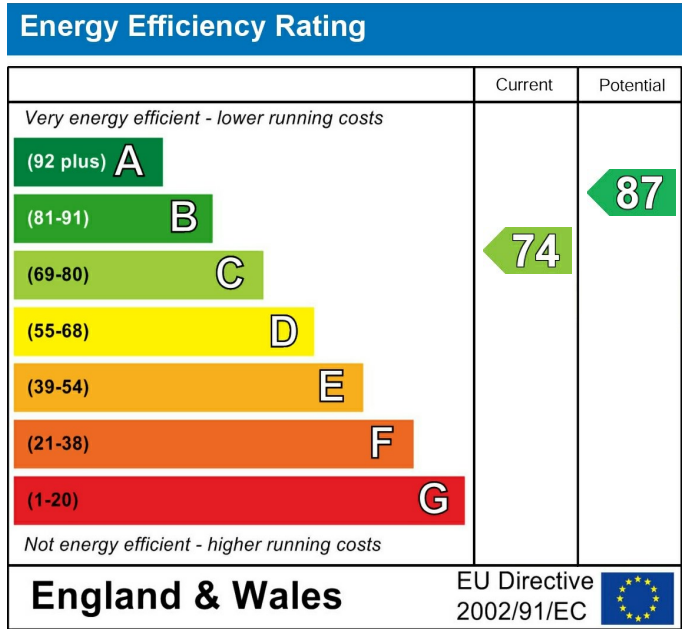
**BATHROOM**

**GARDEN**

30' x 22'

**GARAGE**

17'4 x 8'8



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. 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.



