



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

117 Basildon Road, London, SE2 0ER

117 Basildon Road, London, SE2 0ER

Guide Price £425,000-£450,000

**Hunters are delighted to bring to the market this much loved three bedroom Goldstein style family home.**

**The accommodation on offer comprises two reception rooms and a fitted kitchen on the ground floor. On the first floor you will find two double bedrooms, a single bedroom and the family bathroom.**

**Externally the property has an enclosed rear garden with the benefit of off road parking to the front.**

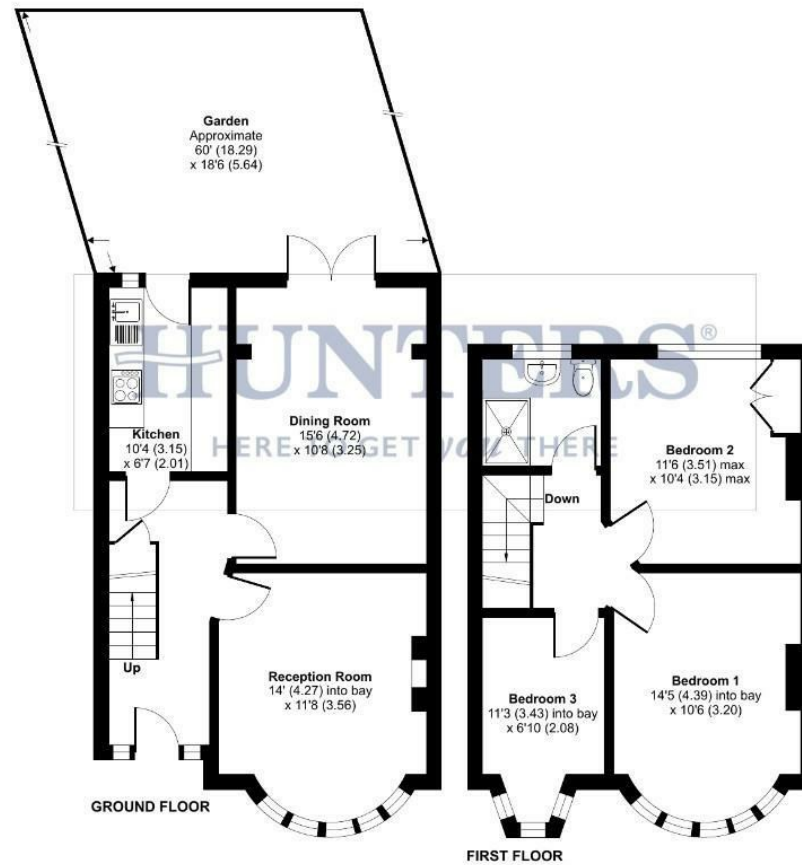
**The property is well located with Alexander McLeod Primary School, St Thomas a Becket primary school, St Paul's Academy and Harris Garrard Academy all within easy reach. There are a number of bus routes, local shops, Lesnes Abbey Woods and the ancient ruins close by with Abbey Wood Station and The Elizabeth line just 0.9 miles.**

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
abbeywood@hunters.com | www.hunters.com

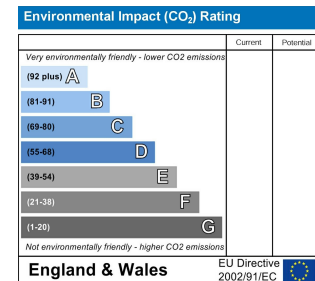
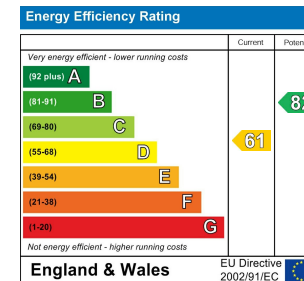
# Basildon Road, London, SE2

Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilghath. REF: 1090737



**ENTRANCE HALL**

**LOUNGE**

14'0 x 11'8

**DINING ROOM**

15'6 x 10'8

**KITCHEN**

**BEDROOM ONE**

14'5(measured into bay) x 10'6

**BEDROOM TWO**

11'6 x 10'4

**BEDROOM THREE**

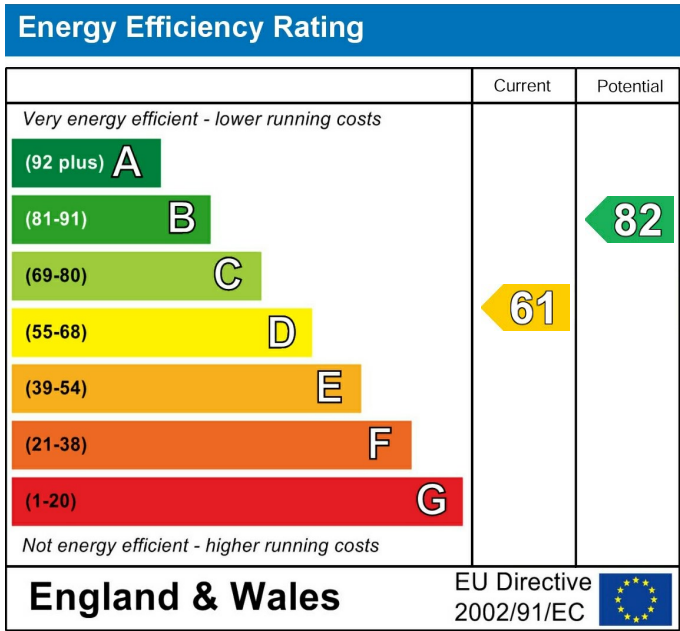
11'3 (measured into bay) x 6'10

**BATHROOM**

**GARDEN**

60' x 18'6

**OFF ROAD PARKING**



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.







