



**HUNTERS**<sup>®</sup>  
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6 Roman Square, Thamesmead, SE28 8RQ

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# 6 Roman Square, Thamesmead, SE28 8RQ

Guide Price £375,000-£400,000

Located in the heart of Central Thamesmead, this charming two-bedroom, one-bathroom terrace home offers a serene retreat with picturesque views of Birchmere lake. Perfectly blending comfort and style, this home provides an inviting sanctuary for its residents.

As you enter, the lounge welcomes you with its elegant wood flooring, creating a warm and inviting ambiance. This versatile space is perfect for both entertaining guests and relaxing in comfort.

Adjacent to the lounge is a modern fitted kitchen. This stylish kitchen makes meal preparation a delight, catering to all your culinary needs.

The property features gas central heating ensuring a cozy atmosphere during the colder months. Double glazed windows enhance energy efficiency, reduce noise, and maintain a comfortable indoor climate year-round.

Step outside to discover a low-maintenance courtyard garden, a private oasis perfect for unwinding. Whether you enjoy a bit of gardening or prefer a simple outdoor space, this courtyard offers the ideal balance of tranquility and ease.

Convenience is a highlight, with free parking spaces available directly behind the house, ensuring you never have to worry about finding a spot for your vehicle.

Upstairs, a well-appointed bathroom suite awaits, perfect for relaxing after a long day.

The two generously sized double bedrooms offer ample storage and a peaceful atmosphere, creating the perfect environment for rest and rejuvenation.

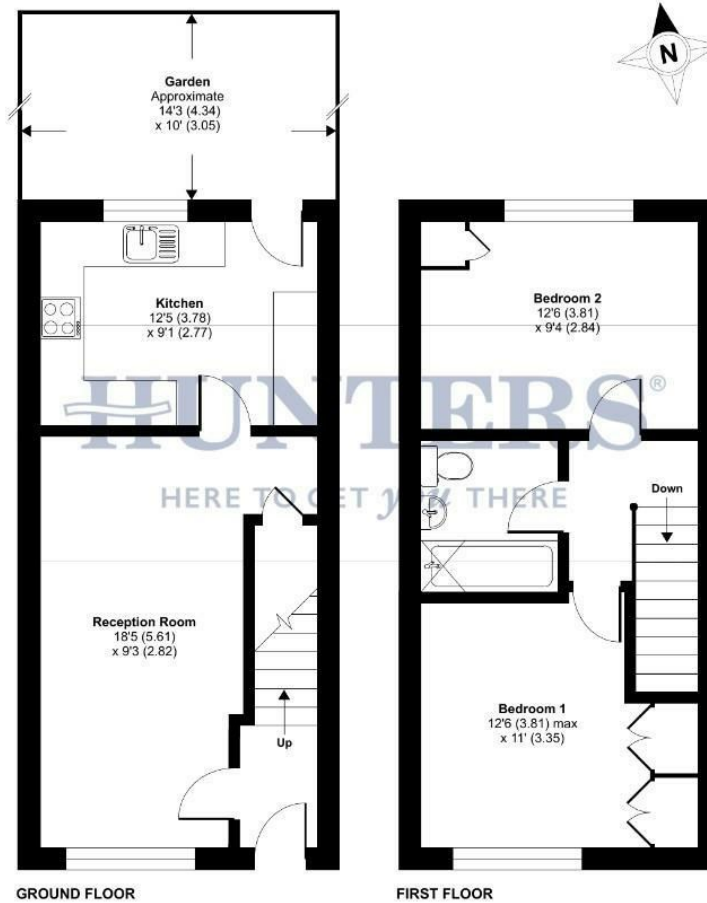
Thamesmead offers a range of amenities and excellent transport links to Abbey Wood, Plumstead, Woolwich and beyond. Residents can enjoy the serenity of the lake while being conveniently close to shops and recreational facilities.

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# Roman Square, SE28

Approximate Area = 704 sq ft / 65.4 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). © richcomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevleyheath. REF: 1141666

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	
(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**

**LOUNGE**

18'5 x 9'3

**KITCHEN/DINER**

12'5 x 9'1

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'6 x 11'0

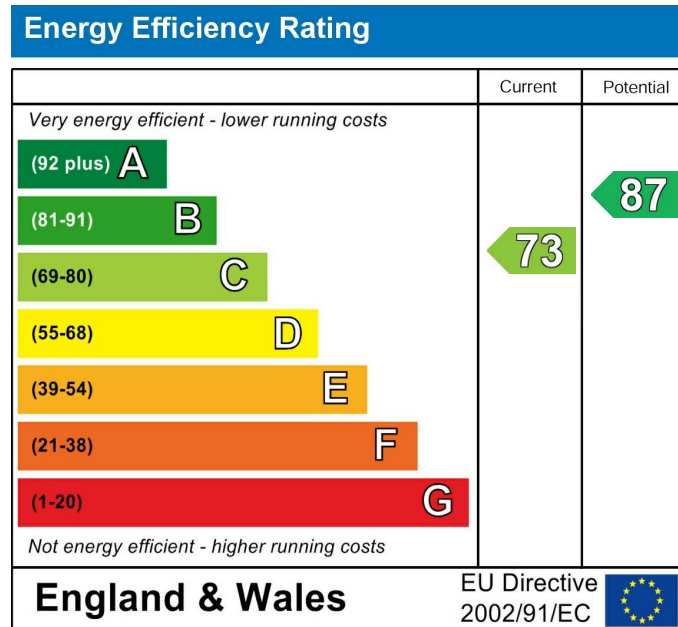
**BEDROOM TWO**

12'6 x 9'4

**BATHROOM**

**REAR GARDEN**

14'3 x 10'0



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.





















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