



HUNTERS[®]
HERE TO GET *you* THERE

53 Ampleforth Road, London, SE2 9BD

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Guide Price £400,000-£425,000

Welcome to this lovely three bedroom terraced family house located on Ampleforth Road. This property boasts good size reception room, ideal for entertaining guests or simply relaxing with your loved ones. The kitchen diner provides a perfect space for creating culinary delights and enjoying meals together.

Although some updating may be required, this house offers great potential to be transformed into a cosy and stylish home. The property features a garden, where you can unwind and enjoy some outdoor time, perhaps with a cup of tea on a sunny afternoon.

Situated in the Abbey Wood estate, this house is conveniently close to the station, making your daily commute a breeze. Whether you're looking for a new family home or a property with investment potential, this house on Ampleforth Road could be the perfect opportunity for you. Don't miss out on the chance to make this house your own and create lasting memories in this vibrant London neighbourhood.

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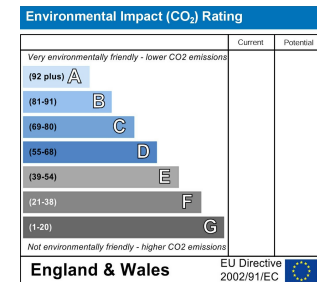
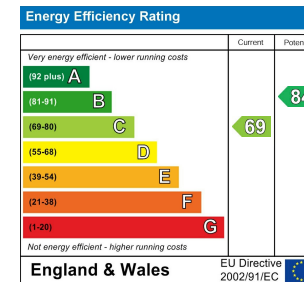
Ampleforth Road, Abbey Wood, London, SE2

Approximate Area = 1078 sq ft / 100.1 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). © richacomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevleyheath. REF: 1155200



ENTRANCE HALL

LOUNGE

15'0 x 12'4

KITCHEN/DINER

15'1 x 11'2

UTILITY

8'10 x 5'9

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

13'5 x 9'10

BEDROOM TWO

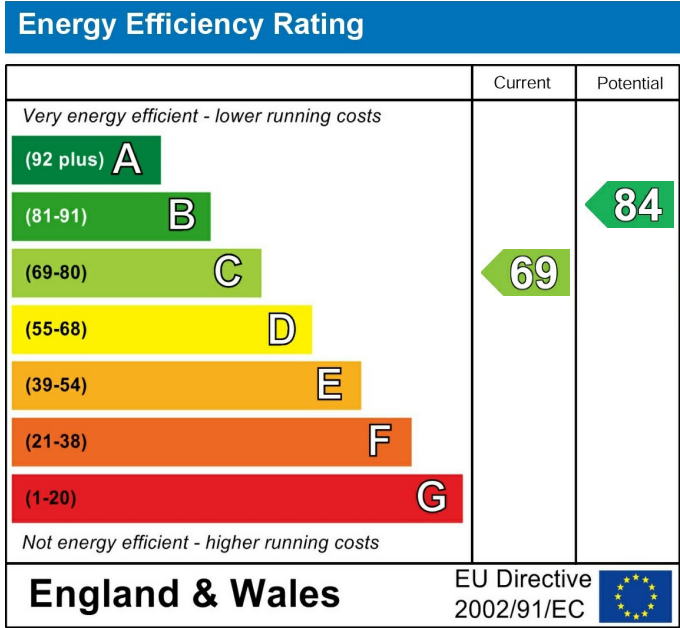
11'0 x 9'10

BEDROOM THREE

11'2 x 6'4

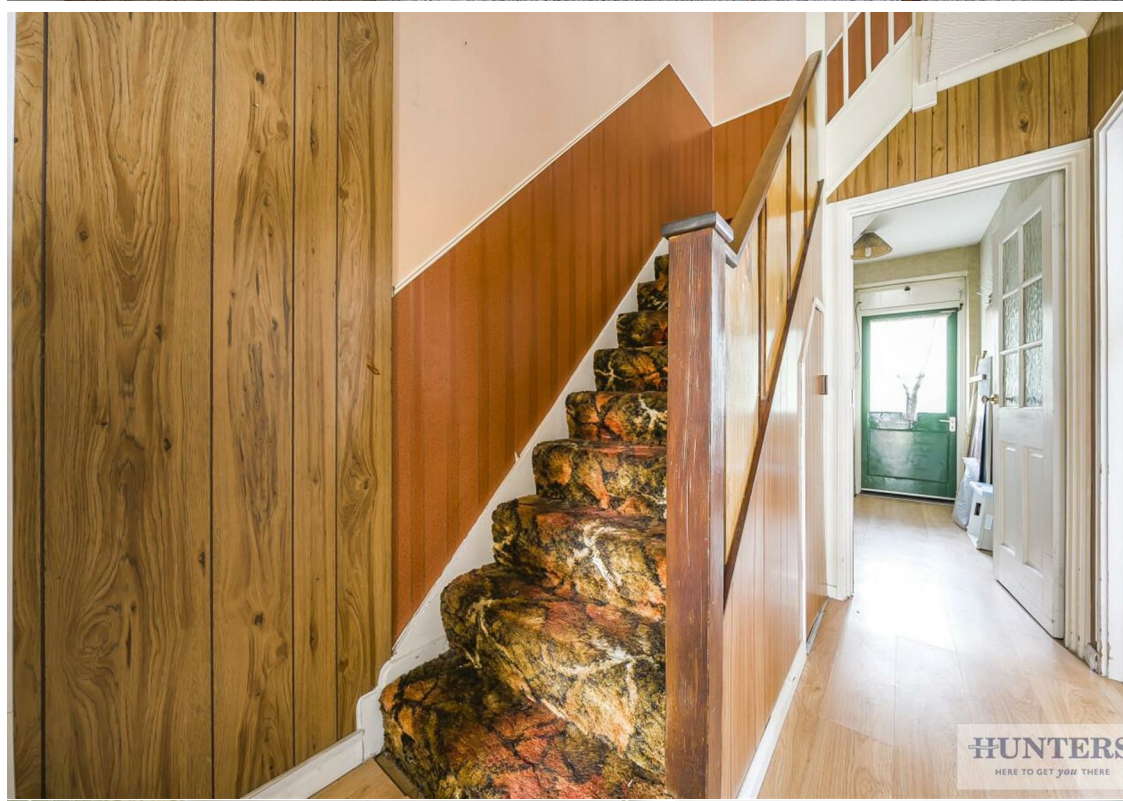
GARDEN

36'0 x 21'3



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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