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49 Floathaven Close, London, SE28 8SN

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Offers In Excess Of £425,000

Welcome to this charming three-bedroom end terrace family home, perfectly situated in Central Thamesmead. As you step inside, you'll find a ground floor cloakroom, ideal for guests and everyday use. The spacious lounge/diner provides a versatile area for relaxation and entertaining, seamlessly leading to the kitchen/breakfast room. This well-appointed kitchen features French doors that open out to the rear garden, creating an effortless flow between indoor and outdoor living spaces. The garden itself is predominantly laid to lawn, offering a great space for children to play, while the paved patio seating area provides a lovely spot for al fresco dining or simply enjoying a quiet moment.

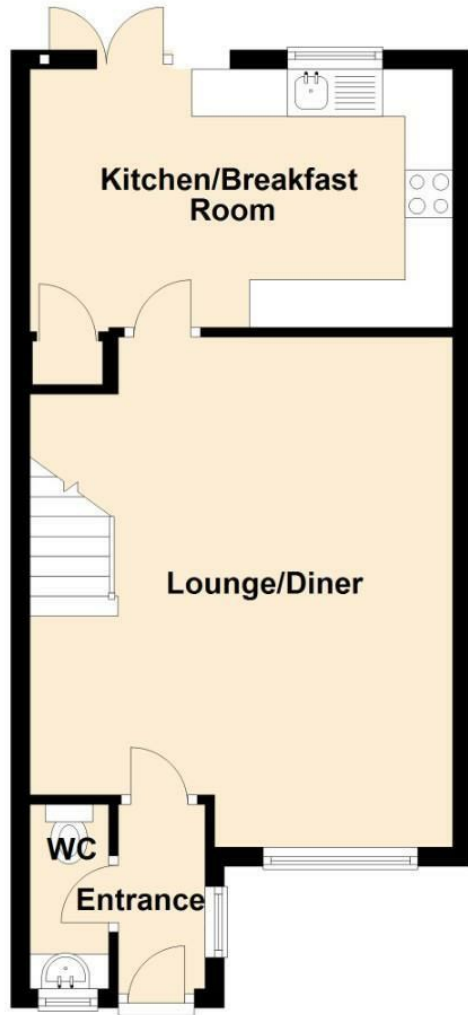
Moving upstairs, the first floor accommodates three well-proportioned bedrooms. The primary bedroom is a true retreat, complete with an ensuite shower room, adding a touch of luxury and privacy. The additional two bedrooms are perfect for family members or guests, served by a family bathroom that ensures convenience and comfort for all.

The property's location is exceptionally convenient, with an abundance of shops nearby, including Morrisons Supermarket, Aldi, and B&M. For leisure and recreation, Thamesmead Leisure Centre and Birchmere Lake are just a short distance away. The area boasts excellent transport links, providing easy access to Woolwich Arsenal Station and DLR, Abbey Wood Station and The Elizabeth Line, North Greenwich, Queen Elizabeth Hospital, Queen Mary's Hospital, and Bexleyheath.

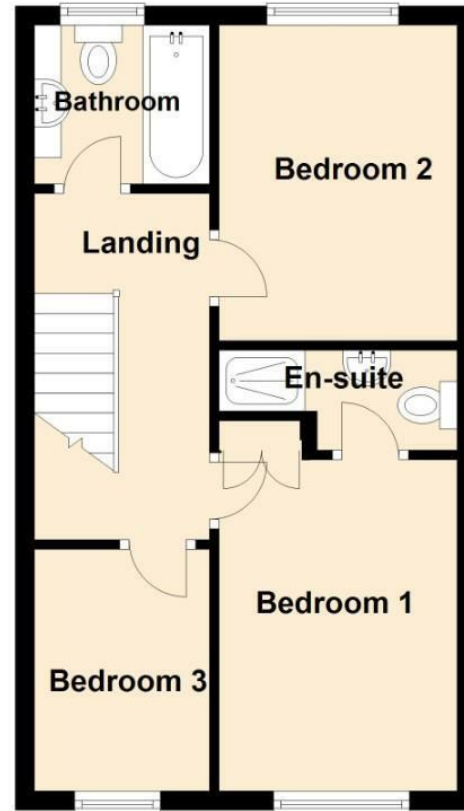
Families will appreciate the proximity to local primary schools such as Hawksmoor, Windrush, and Linton Mead Primary Schools, as well as Woolwich Polytechnic for Girls and Woolwich Polytechnic for Boys. This delightful home blends practical features with a welcoming ambiance, making it an ideal choice for modern family living.

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

Ground Floor



First Floor



For illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			86
		69	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE

GROUND FLOOR CLOAKROOM

LOUNGE DINER

17'6 x 14'5

KITCHEN BREAKFAST ROOM

14'5 x 9'0

LANDING

PRIMARY BEDROOM

11'4 x 8'5 (measured to wardrobes)

EN SUITE

BEDROOM TWO

10'4 x 8'1

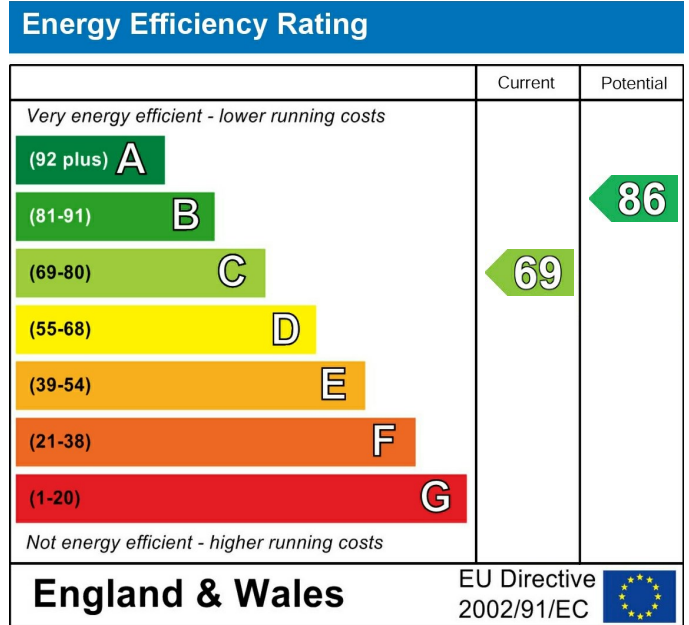
BEDROOM THREE

8'7 x 5'7

BATHROOM

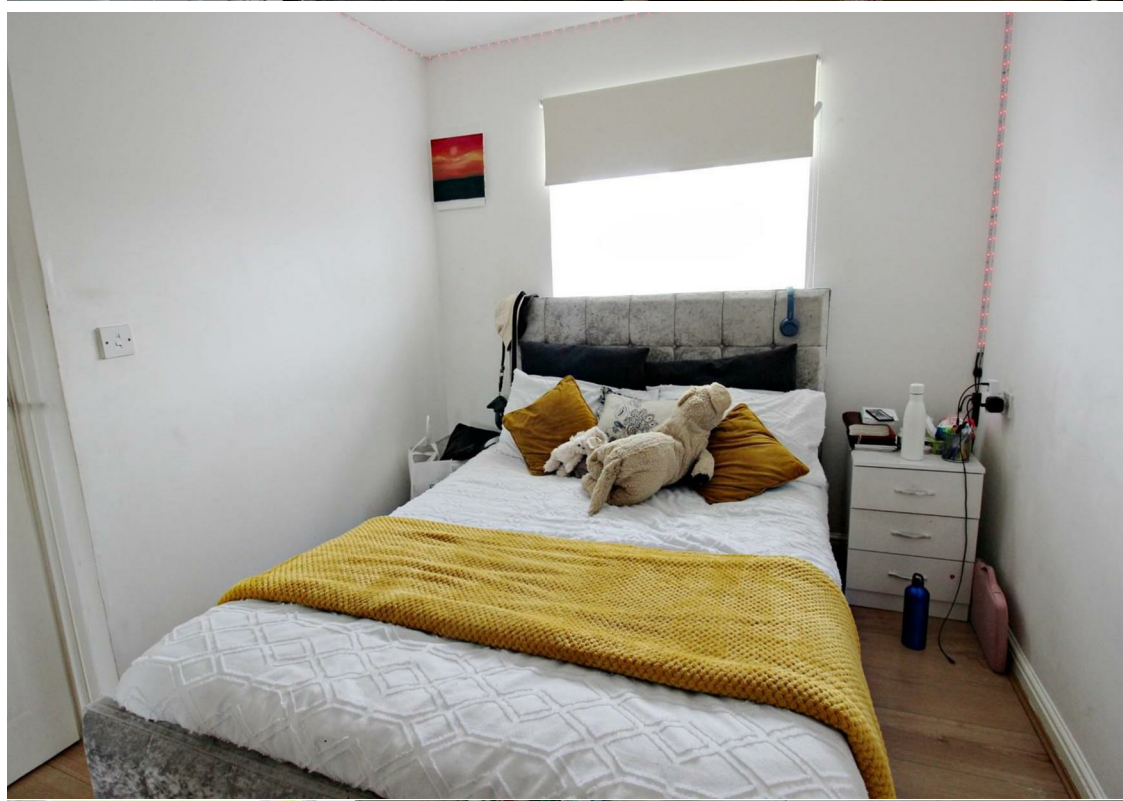
GARDEN TO REAR

ALLOCATED PARKING BAY



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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