



HUNTERS[®]
HERE TO GET *you* THERE

28 Floathaven Close, Thamesmead, London, SE28 8SN

28 Floathaven Close, Central Thamesmead

Asking Price £450,000

This well-maintained three-bedroom semi-detached family home offers a comfortable and convenient living space in the heart of Central Thamesmead. On the ground floor, you'll find a practical kitchen/diner, a bright conservatory that adds extra living space, and a handy WC. Upstairs, there are three bedrooms, with the primary bedroom featuring its own en-suite shower room in addition to the family bathroom.

The location is a major highlight, with a range of local shops nearby, including Morrisons Supermarket and Aldi, as well as a leisure centre, doctors, and a dentist. The area is well-served by public transport, with easy access to Abbey Wood Station and The Elizabeth Line, Woolwich Arsenal with DLR services, and connections to Bexleyheath, Belvedere, and Greenwich.

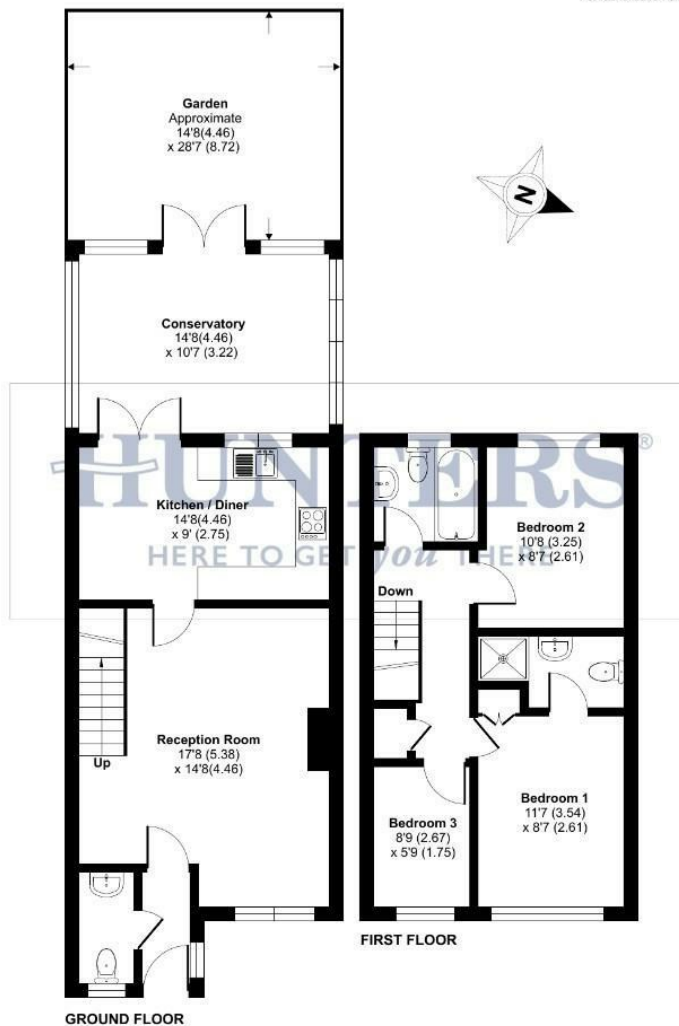
Nature lovers will appreciate being close to Birchmere Lake, while families will benefit from the proximity to several good schools, such as Woolwich Polytechnic for Boys and Girls, Windrush, Linton Mead, and Hawksmoor primary schools. The property is available with no forward chain, making it an ideal choice for those looking to move in without delay.

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Floathaven Close, London, SE28

Approximate Area = 995 sq ft / 92.4 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). © richcom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilgheth. REF: 1178932.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

LOUNGE

17'8 x 14'8

KITCHEN/DINER

14'8 x 9'

CONSERVATORY

14'8 x 10'7

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

11'7 x 8'7

EN-SUITE

BEDROOM TWO

10'8 x 8'7

BEDROOM THREE

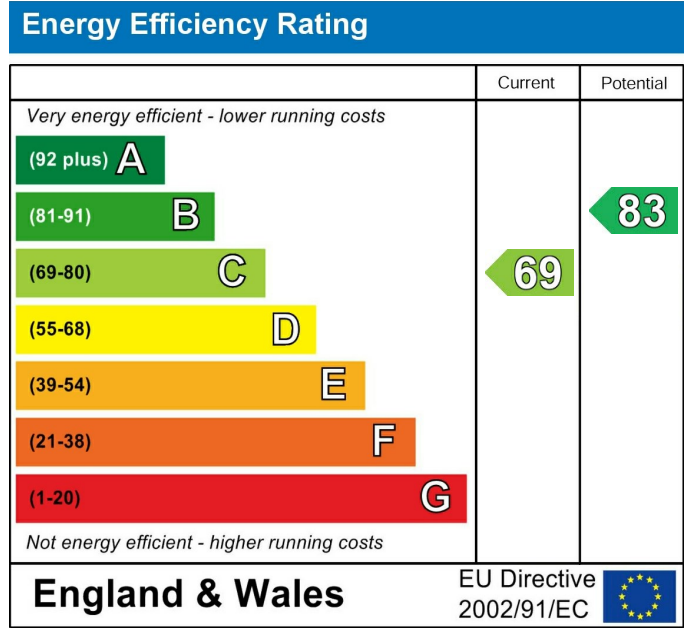
8'9 x 5'9

BATHROOM

GARDEN

28'7 x 14'8

GARAGE



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.





