



**HUNTERS**<sup>®</sup>

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HARRIER MEWS, WEST THAMESMEAD-SE28

# HARRIER MEWS, WEST THAMESMEAD, SE28

Guide Price £360,000-£380,000

Nestled in a cul-de-sac in the sought-after West Thamesmead area, this delightful end terrace home offers the perfect combination of comfort and convenience. Ideal for anyone looking for a new beginning or a savvy investment opportunity, the property features a good sized reception room, two inviting bedrooms, and a well-appointed bathroom.

The fitted kitchen/diner boasts a stylish centre island, creating a serene space perfect for relaxing or hosting guests. Step outside to the low maintenance garden, a peaceful retreat for unwinding or enjoying sunny afternoons with friends and family.

Conveniently located near local amenities, including a GP surgery, Primary/Senior schools including Heronsgate primary school which is a short distance away and shops, everything you need is within easy reach. Excellent bus links connect you to Woolwich, Woolwich Arsenal (with DLR access to Stratford and City Airport), Abbey Wood, and The Elizabeth Line, as well as Lewisham and Charlton. For commuters, Woolwich Station is just 1 mile away, and Plumstead Station only 0.5 miles.

Entertainment and leisure are close by, with the iconic O2 Arena within easy reach, offering a variety of restaurants, cinemas, and more.

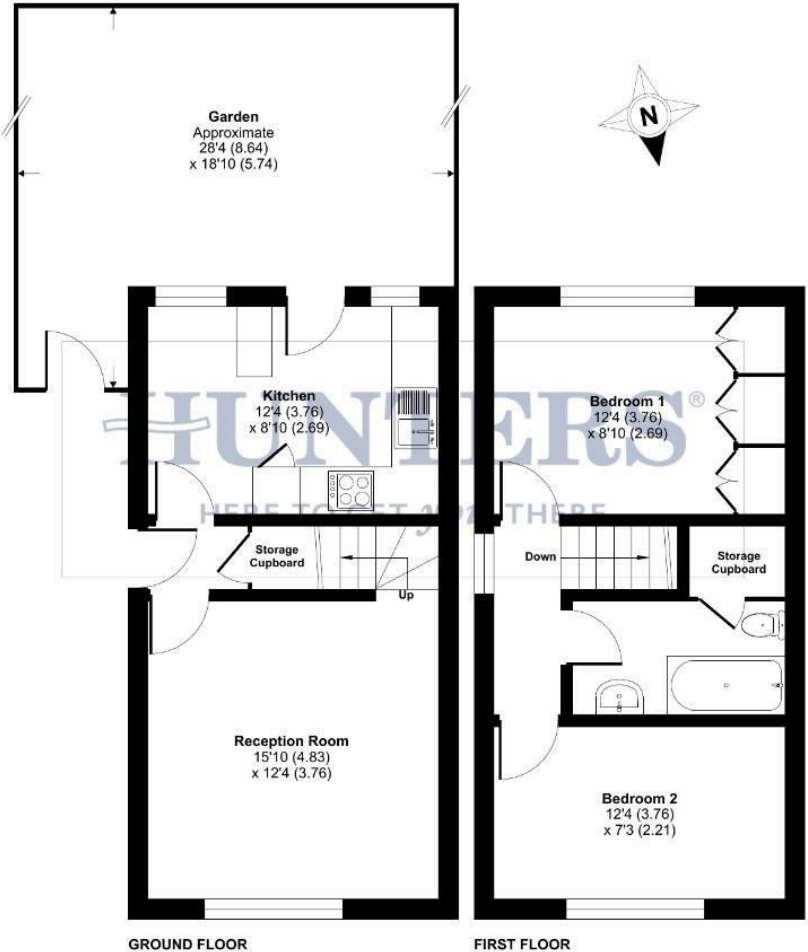
Additional features include a driveway to the front with ample parking, ensuring parking is never an issue, central heating, double glazing and insulated loft space for storage.

Whether you're searching for your first home or a promising investment, this charming property in Harrier Mews is sure to capture your heart. Don't miss the opportunity to make this house your own!

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# Harrier Mews, West Thamesmead, London, SE28

Approximate Area = 620 sq ft / 57.5 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). © richdcom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilghath. REF: 1191981

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(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 Hall**

**Lounge**

15'10 x 12'4

**Kitchen/Diner**

12'4 x 8'10

**Landing**

**Bedroom One**

12'4 x 8'10

**Bedroom Two**

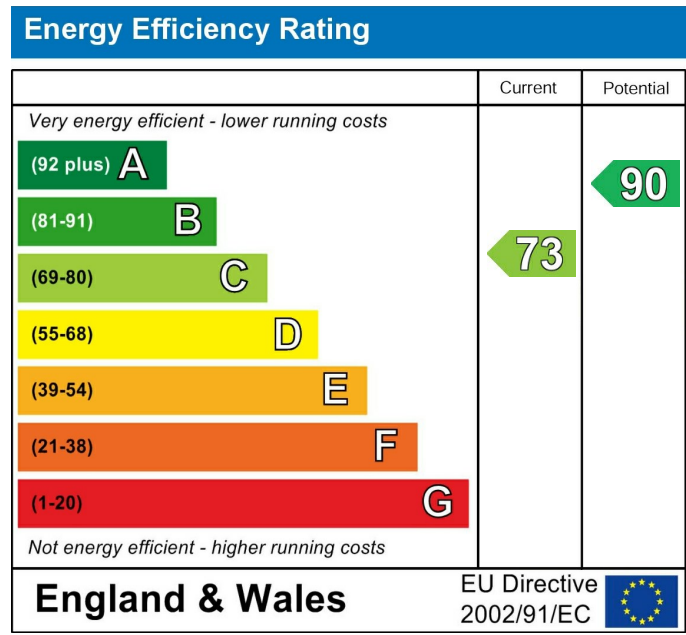
12'4 x 7'3

**Bathroom**

**Garden**

28'4 x 18'10

**Own Driveway with ample 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.

