



Federation Road, London, Abbey Wood Guide Price £550,000-£575,000



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HERE TO GET *you* THERE

Federation Road, London

DESCRIPTION

Situated on the sought-after Federation Road, this charming house presents an excellent opportunity for families seeking a comfortable and spacious home. Recently refurbished by the present owners and boasting three generously sized double bedrooms, this property is designed to accommodate family living with ease. The lovely family bathroom features both a shower cubicle and a bath, providing versatility for your daily routines, while a convenient ground floor w.c. adds to the practicality of the layout.

The heart of the home is undoubtedly the recently fitted kitchen/dining room, which offers a modern space for family meals and entertaining guests. The property also includes two reception rooms, comprising a welcoming lounge and a separate dining room, perfect for hosting gatherings or enjoying quiet evenings in.

With gas central heating and double glazing throughout, this home ensures warmth and comfort all year round. The good-sized garden to the rear provides an ideal outdoor space for children to play or for adults to unwind in the fresh air.

Located just 0.5 miles from Abbey Wood station, which connects you to the Elizabeth Line, commuting is made easy. Additionally, the property is within a short distance of the 180 bus route, enhancing accessibility to the surrounding areas. Families will appreciate the proximity to popular primary schools and a good range of senior schools, making this location highly desirable for those with children.

Offered with no forward chain, this fantastic family home is ready for you to move in and make it your own. Don't miss the chance to secure a property in such a prime location.



ROOMS

Entrance Hall

Lounge
13'6 into bay x 11'7

Dining Room
11'5 x 9'9

Kitchen/Diner
18'1 x 11'2

Ground Floor Cloakroom

Landing

Bedroom Two
15'1 x 11'5

Bedroom Three
11'6 x 9'9

Family Bathroom

Separate W.C.

Staircase to Bedroom One

Bedroom One
18'1 x 13'2 eaves 13'2 x 5'11

Private Garden to Rear



Federation Road, London, SE2

Approximate Area = 1175 sq ft / 109.2 sq m

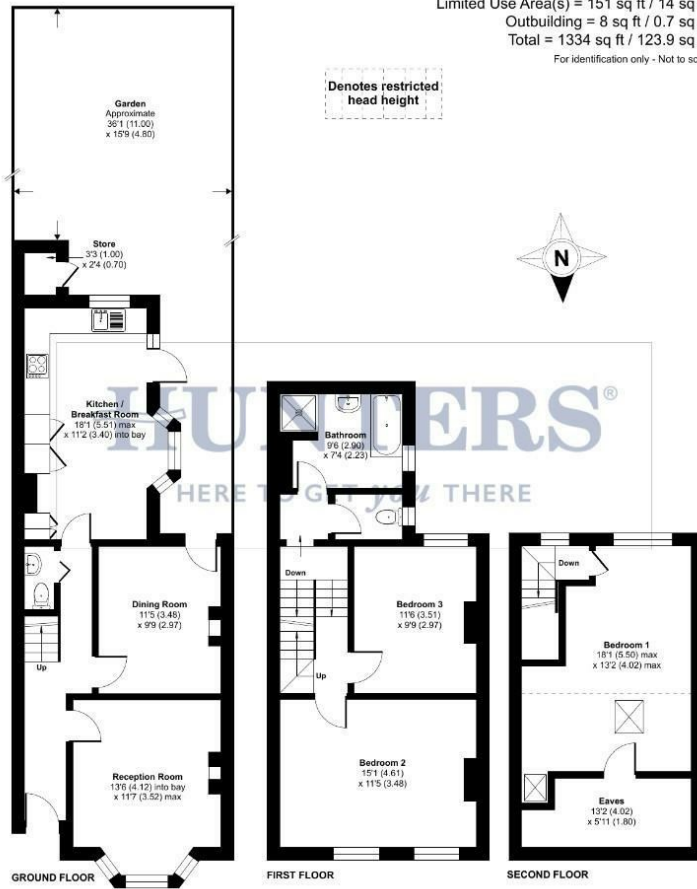
Limited Use Area(s) = 151 sq ft / 14 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 1334 sq ft / 123.9 sq m

For identification only - Not to scale

Denotes restricted
head height









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.