

Arbroath Road, London, SE9 6RN

**Offers In Excess Of £475,000**

Offered with no forward chain comes this THREE bedroom semi detached family home. Internally the property consists of a lounge, second reception room, modern fitted kitchen. To the first floor there are three well appointed bedrooms and a family four piece suite. To the side there is a garage with access to the private garden which is laid to lawn. Greenwich council tax band D. EPC rating D.

## ENTRANCE PORCH

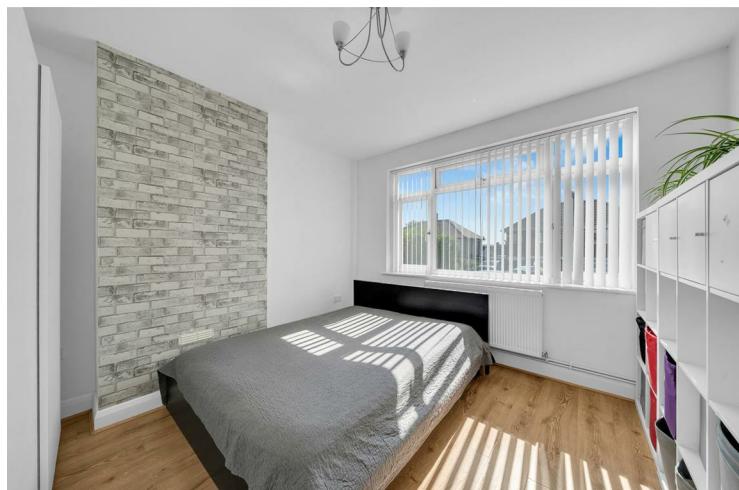
A wooden door to an enclosed entrance porch with a multi pained door to the entrance hall.

## ENTRANCE HALL



Stairs to the first floor, double glazed frosted window to side, laminate flooring, radiator, under stairs storage cupboard, centre light point.

## LOUNGE



Double glazed window to front, laminate flooring, radiator, centre light point.

## SECOND RECEPTION



A double glazed sliding patio door for access tot he garden, double glazed window above, radiator, laminate flooring, coved ceiling, centre light point.

## FITTED KITCHEN



A range of eye and base units, roll top work surface, built in oven with four ring gas hob, stainless steel splash back and extractor fan above, single sink unit with stainless steel drainer and mixer taps, plumbing for dishwasher, plumbing for washing machine, space for a free standing fridge freezer, double glazed door for access to the garden, double glazed windows to side and rear, laminate flooring, radiator.

## LANDING

A dog leg staircase to the first floor, double glazed frosted window to side, access to the loft via hatch, laminate flooring.

## BEDROOM ONE



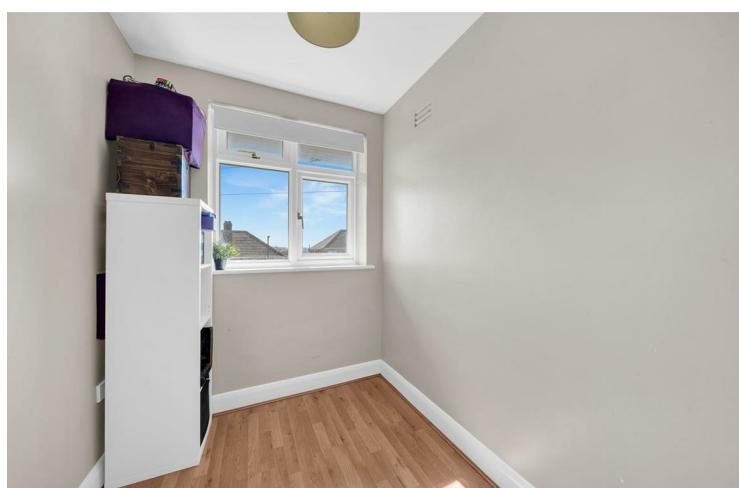
A double glazed window to front, floor to ceiling wardrobes to one wall with storage cupboards above, radiator, laminate flooring, centre light point.

## BEDROOM TWO



A double glazed window to rear, built in wardrobe, laminate flooring, radiator, centre light point.

## BEDROOM THREE



A double glazed window to front, radiator, laminate flooring, centre light point.

## BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps, wall mounted electric shower, pedestal wash hand basin, low flush w/c, tiled walls, double glazed frosted window to rear, extractor fan, towel rail radiator, centre light point.

## REAR GARDEN



A paved patio area, side access to the garage, outside tap and lighting, steps to the main garden which is laid to lawn.

## GARAGE

Double doors to front, power and lighting, plumbing for washing machine door for access to the garden.

## FRONTAGE

Laid to lawn, privet hedge, pathway to the front door.

# Floor Plan

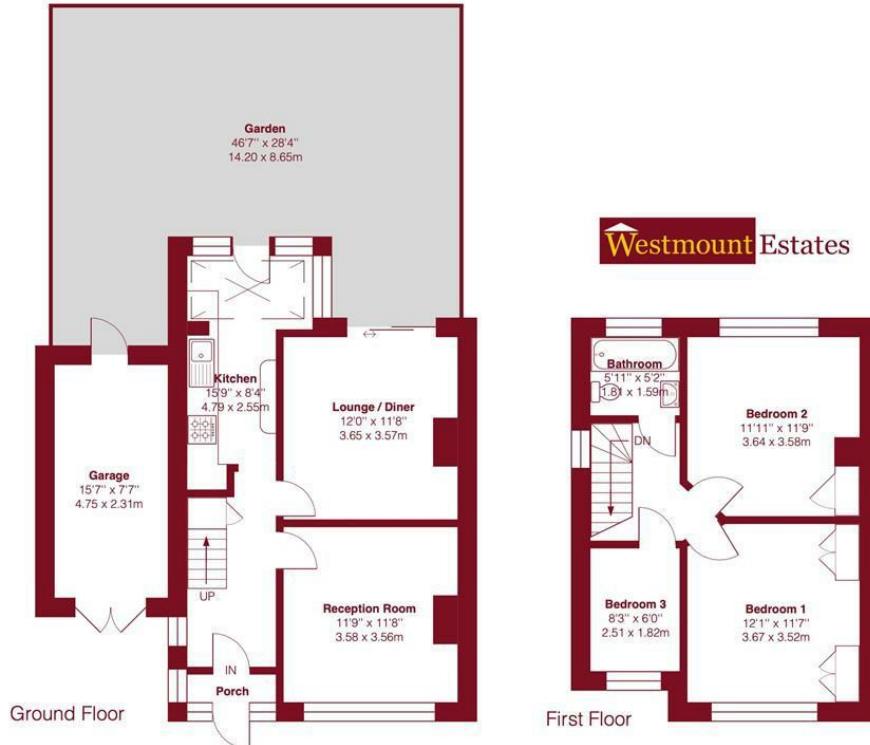
Arbroath Road, SE9



Approximate Gross Internal Area = 917 sq ft / 85.2 sq m

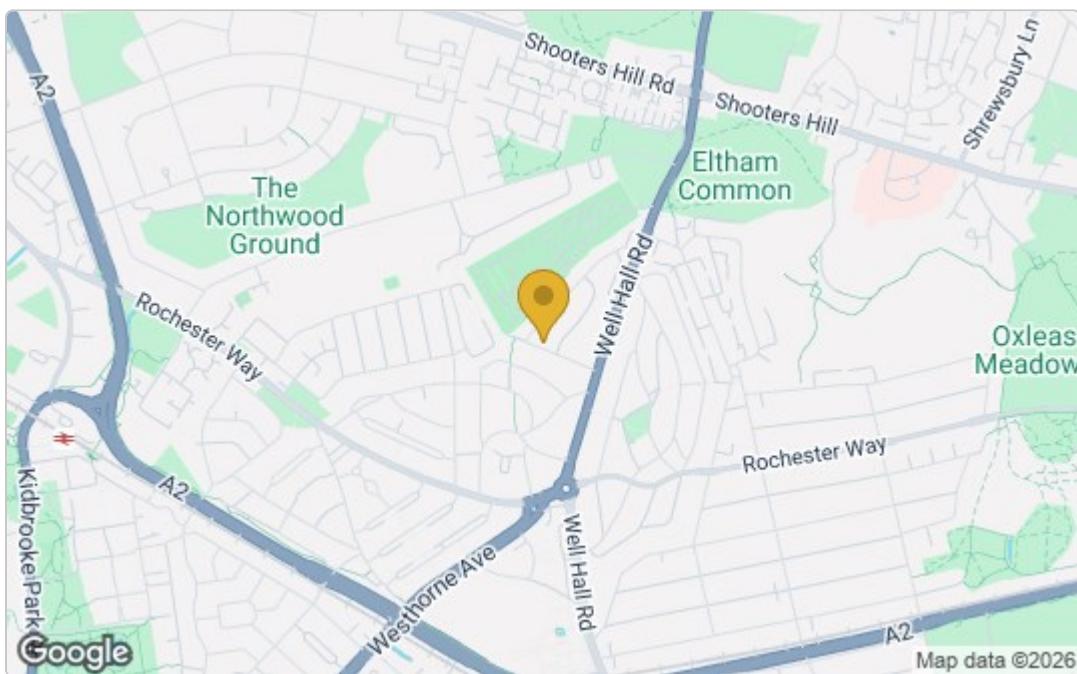
Garage Area = 117 sq ft / 10.9 sq m

Approximate Total Area = 1056 sq ft / 98.1 sq m

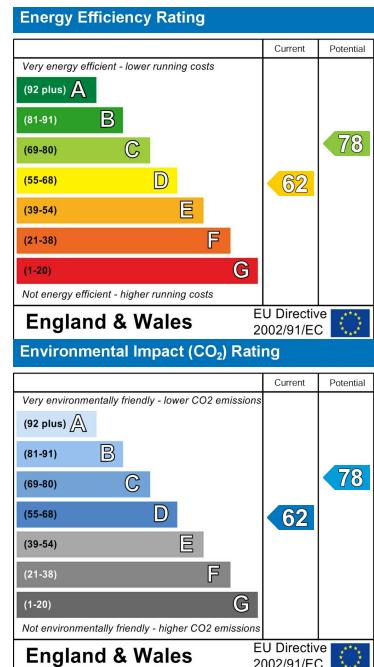


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,  
shapes and compass bearings prior to making any decisions reliant upon them.  
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## Area Map



## Energy Efficiency Graph



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