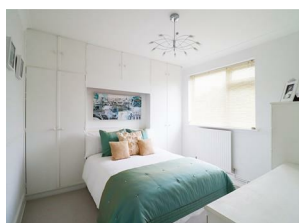


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	75
		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.  
Made with Metropix ©2025

WOODBROOK ROAD  
LONDON SE2 0PF  
Offers over £425,000



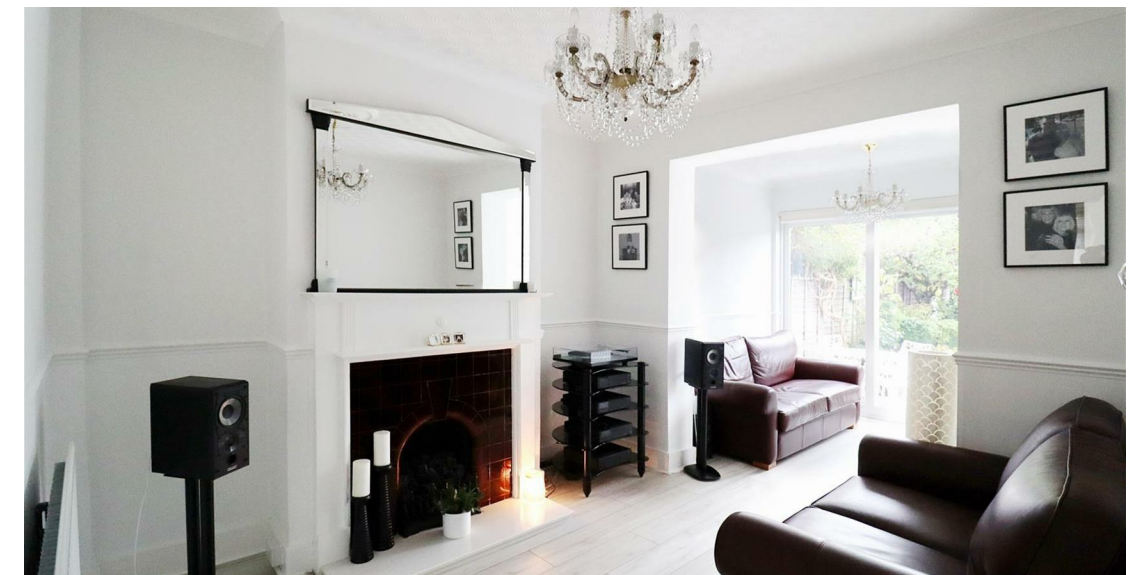
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk  
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Located in a highly convenient and sought-after spot in Abbey Wood, on the borders of Welling and Plumstead, this immaculate three-bedroom mid-terraced house is the perfect blend of comfort, style, and practicality.

Beautifully maintained throughout, the property offers two reception rooms, with both the lounge and kitchen extended to the rear, creating bright, spacious, and versatile living areas ideal for modern family life. Upstairs, you'll find a well-presented family bathroom and three comfortable bedrooms.

Externally, there is off-street parking to the front and a garage to the rear, accessible via rear access—providing excellent storage or additional parking options. The rear garden offers a peaceful retreat, perfect for relaxing or entertaining.

Perfectly positioned with easy access to Bostall Woods, and close to a selection of popular primary and secondary schools, this home ticks all the right boxes for families and commuters alike.

An exceptional home in every sense—ready to move straight into and enjoy.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## WOODBROOK ROAD

LONDON SE2 0PF

- 3 BEDROOM TERRACED HOME
- EXTENDED TO THE REAR
- GARAGE WITH REAR ACCESS AND A DRIVEWAY TO THE FRONT
- UPSTAIRS BATHROOM
- IMMACULATE CONDITION THROUGHOUT
- EPC-D
- 1017 SQ FT
- COUNCIL TAX BAND C
- CLOSE TO BOSTALL WOODS

