

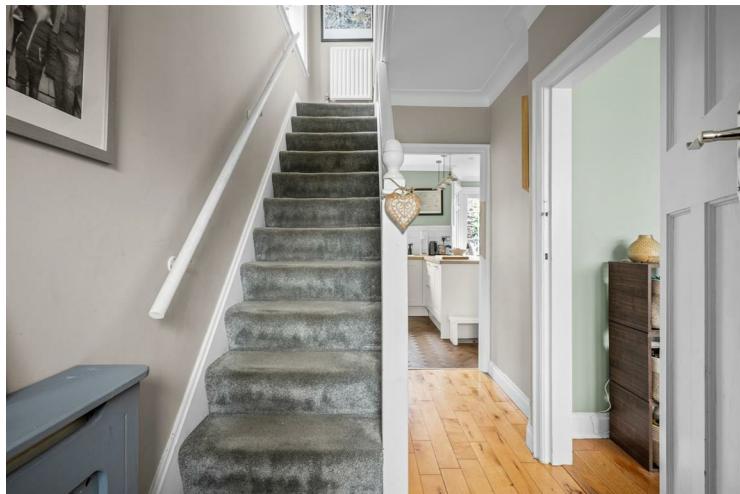


Bushmoor Crescent, London, SE18 3EF

**Asking Price £575,000**

Located in the sought after Shrewsbury House Conservation Area is this well presented THREE bedroom semi detached family home. Offered in excellent decorative condition throughout. The property is arranged to provide: front reception room, open plan kitchen/dining room with a recently newly fitted kitchen to the ground floor and THREE bedrooms, two of which have feature bay windows and family bathroom to the first floor. To the rear of the property is a well maintained family garden and garage with conjoined shed for additional storage space. The property is well located for easy access via bus to Woolwich town centre and both Woolwich Arsenal station with DLR services plus the Elizabeth line station which offers frequent services into Docklands, The City, West End and Heathrow Airport. Viewing by appointment only. Awaiting EPC. Council tax Greenwich band E.

## ENTRANCE HALL



UPVC entrance door with leaded frosted leaded light window, coving to ceiling, covered radiator, carpeted stairs to first floor level, under stairs storage cupboard, wooden flooring.

## FRONT RECEPTION ROOM



Double glazed bay window to front, centre light point with ornate ceiling rose, coving to ceiling, two radiators, feature fire place with wooden mantle over, wooden flooring.

## OPEN PLAN KITCHEN/DINING ROOM



Kitchen area: fitted with a matching range of wall and

base units with worktop space over, one and a half bowl sink and drainer with mixer tap. breakfast bar. Built in electric oven and four ring electric hob. Space for washing machine, dishwasher and fridge freezer. Floor to ceiling larder cupboard. Partly tiled walls, inset ceiling spot lights and three centre lights over breakfast bar area. Frosted double glazed window to side, double glazed window to rear.

Dining room area: Bay double glazed double doors to rear leading to garden, coving to ceiling, inset ceiling spot lights, radiator, Amtico flooring.

## FIRST FLOOR LANDING

Frosted double glazed leaded light window to side, access to loft, centre light point, doors to all rooms, radiator, carpet as laid.

## BEDROOM ONE



Double glazed bay window to front, centre light point, built in floor to ceiling wardrobes, radiator, laminate flooring.

## BEDROOM TWO



Double glazed bay window to rear, centre light point, coving to ceiling, radiator, laminate flooring.

## BEDROOM THREE



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

## BATHROOM



Fitted three piece suite comprising: paneled bath with mixer tap and shower over with glass shower screen, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to side, coving to ceiling, inset ceiling spot lights, partly tiled walls, heated towel rail, tiled flooring.

## REAR GARDEN



Patio area leading from the rear of the property, laid to lawn, shrub borders, rear seating area with pergola.

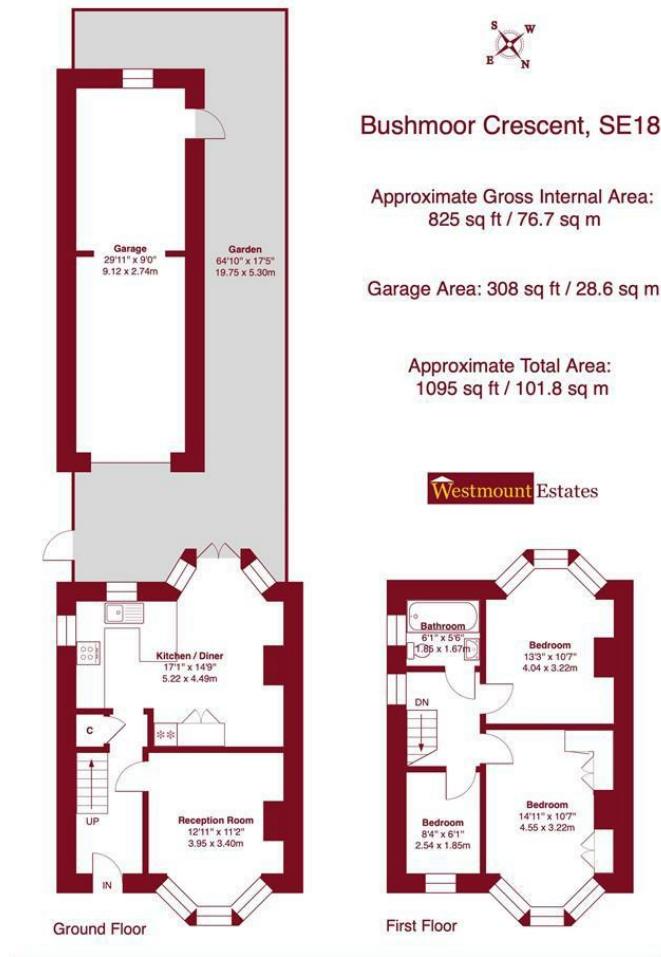
## GARAGE

Up and over door, space for tumble dryer and fridge freezer, power and light.

## FRONT GARDEN

Laid to wan with a shrub hedge to front, shared drive with next door leading to front door.

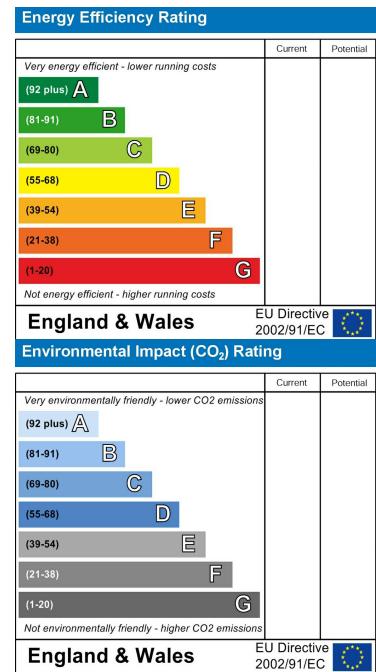
# Floor Plan



## Area Map



## Energy Efficiency Graph



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