



Bushmoor Crescent, London, SE18 3EF

Asking Price £575,000

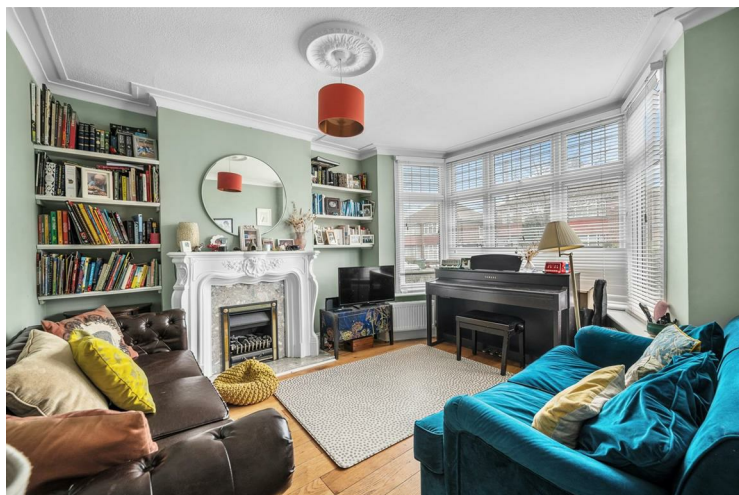
Located in the sought after Shewsbury House Conservation Area is this well presented THREE bedroom semi detached family home. Offered in excellent decorative condition throughout. The property is arranged to provide: front reception room, open plan kitchen/dining room with a recently newly fitted kitchen 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 frequents 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

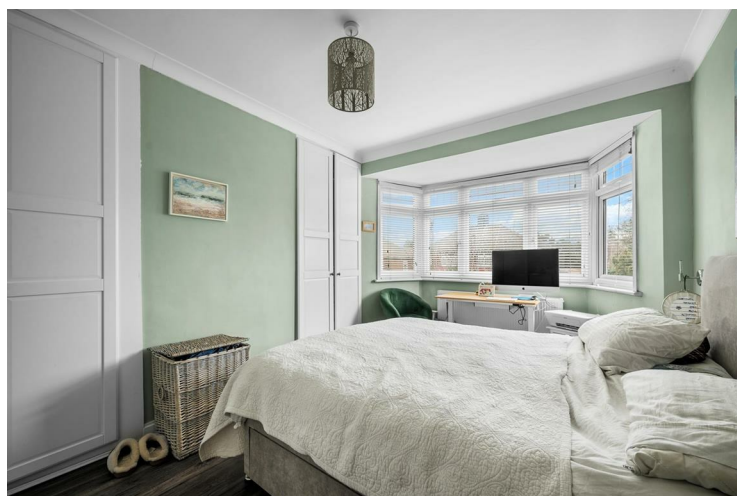
base units with worktop space over, one and a half bowl sink and drainer with mixer tap. breakfast bar. Built in electric oven and four ring electric hob. Space for washing machine, dishwasher and fridge freezer. Floor to ceiling larder cupboard. Partly tiled walls, inset ceiling spot lights and three 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 lawn with a shrub hedge to front, shared drive with next door leading to front door.

Floor Plan




This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 