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81A Bannockburn Road, Plumstead, SE18 1ER

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Guide Price £530,000-£550,000

A stunning four/five bedroom family home extended to include a loft conversion and offering well-proportioned accommodation. The property features a living room and dining room, modern fitted kitchen, spacious family bathroom and an en-suite to the primary bedroom. Offered to the market with no onward chain, this is an ideal home for families seeking versatile living space in a well-connected South East London location.

The entrance hall features tiled flooring and stairs rising to the first floor. The living room provides a warm and inviting reception space with bamboo flooring, a log burner set within a tiled hearth with wooden mantle. The dining room features bamboo flooring making it an excellent space for both family meals and entertaining.

The modern fitted kitchen comprises a range of wall and base units with complementary work surfaces over. Two double-glazed windows provide plenty of natural light.

On the first floor there are three bedrooms and the family bathroom. The principal bedroom on this floor features wooden flooring and a double-glazed window, while the second bedroom also benefits from wooden flooring and a double-glazed window. A versatile third room, currently arranged as a bedroom/study includes built-in cupboards, desk and shelving, making it ideal as a home office, nursery or bedroom.

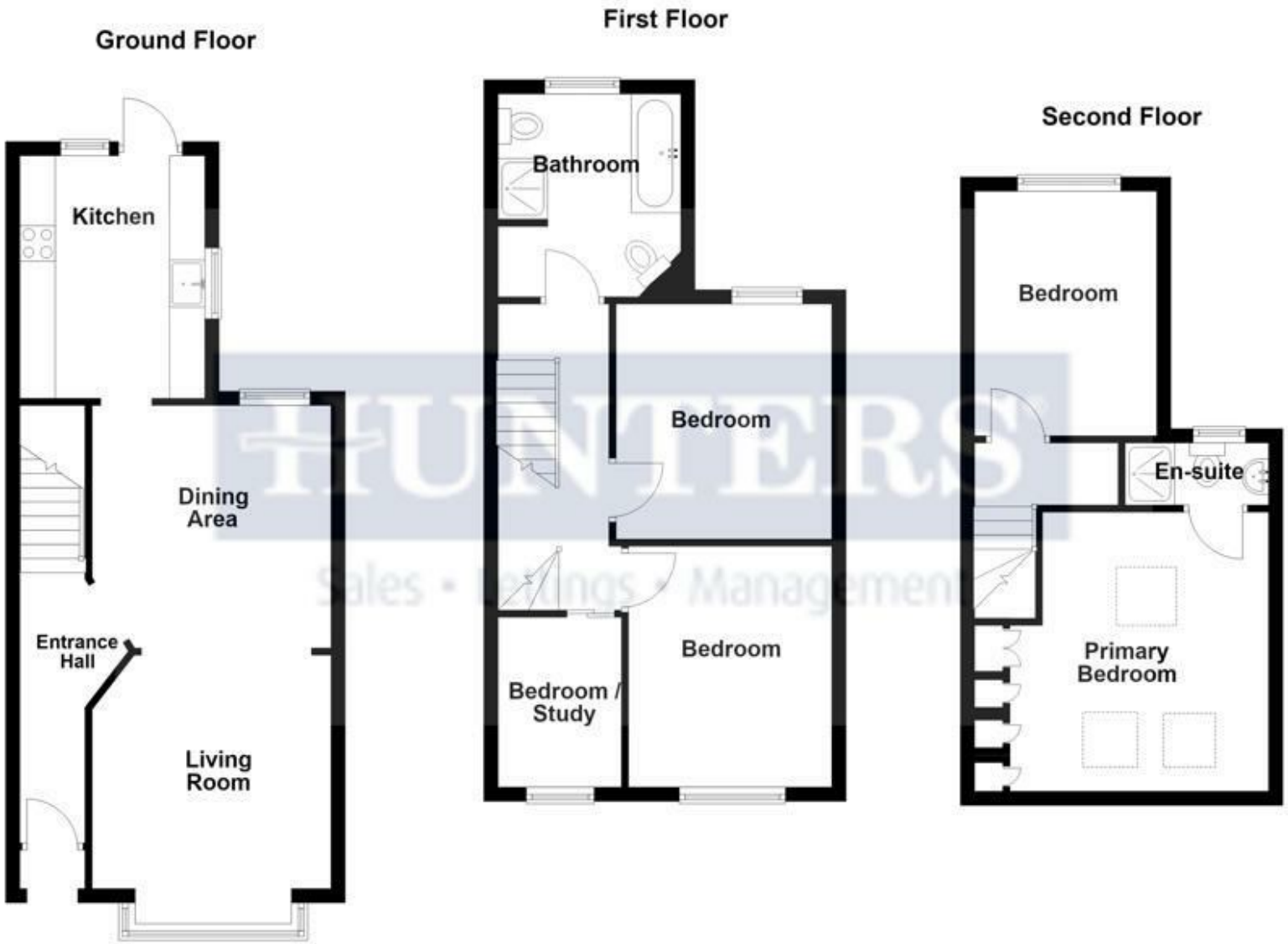
The family bathroom is fitted with a panelled bath, marble hand basin with built-in storage beneath, low-level WC and a walk-in glass shower enclosure.

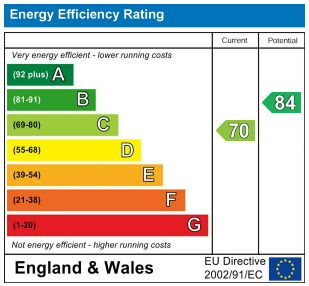
The second floor has been converted to create a primary bedroom suite with a bright and spacious feel with a roof lantern, two Velux windows, a range of built-in wardrobes. The en-suite shower room is fitted with a low-level WC, hand basin and a shower cubicle. A further bedroom on this floor features laminate flooring and a double-glazed window.

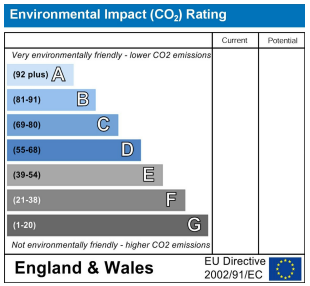
Externally the property benefits from a low-maintenance rear garden measuring approximately 25ft with raised flower beds providing an attractive outdoor space.

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Ground Floor
Kitchen
Dining Area
Entrance Hall
Living Room
First Floor
Bathroom
Bedroom
Bedroom
Bedroom / Study
Second Floor
Bedroom
En-suite
Primary Bedroom


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
70
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

ENTRANCE HALL

LIVING ROOM
13'3 x 11'11

DINING ROOM
11'9 x 11'3

KITCHEN
11'3 x 8'6

FIRST FLOOR LANDING

BEDROOM
11'7 x 8'11

BEDROOM
11'6 x 8'2

BEDROOM/STUDY
8'3 x 5'11

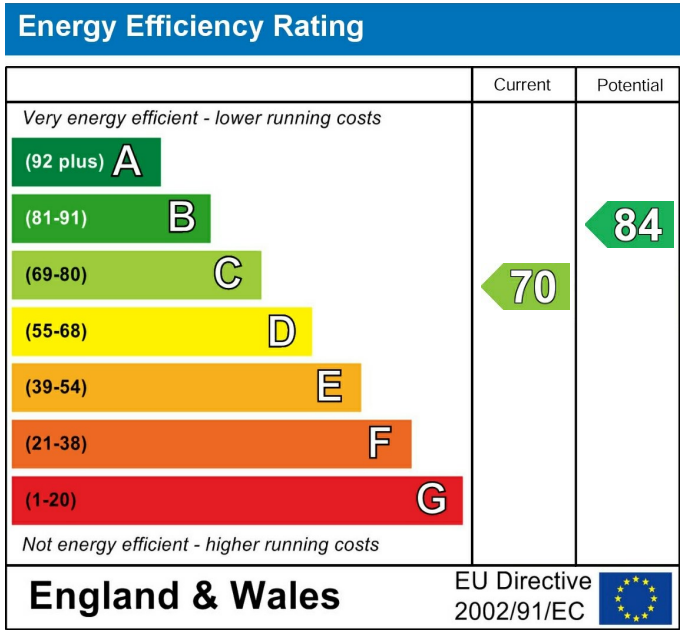
BATHROOM

PRIMARY BEDROOM
13'5 x 12'10

EN SUITE

BEDROOM
11'4 x 8'5

GARDEN



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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



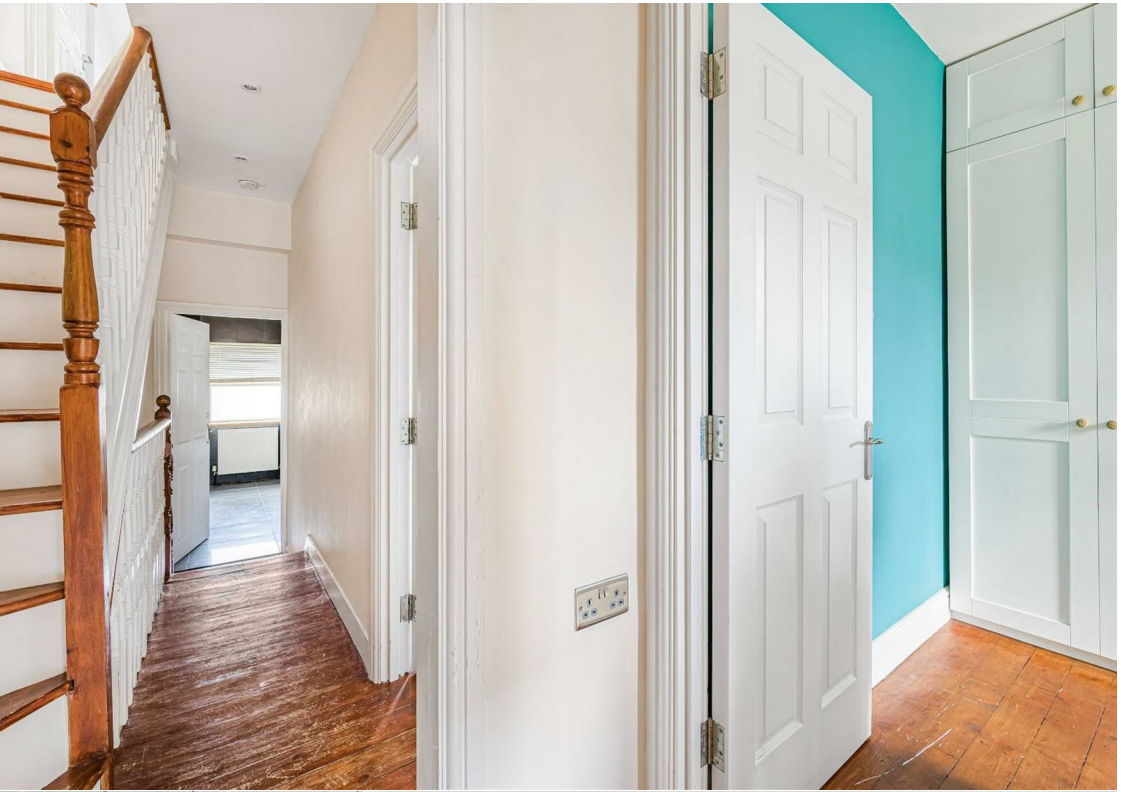




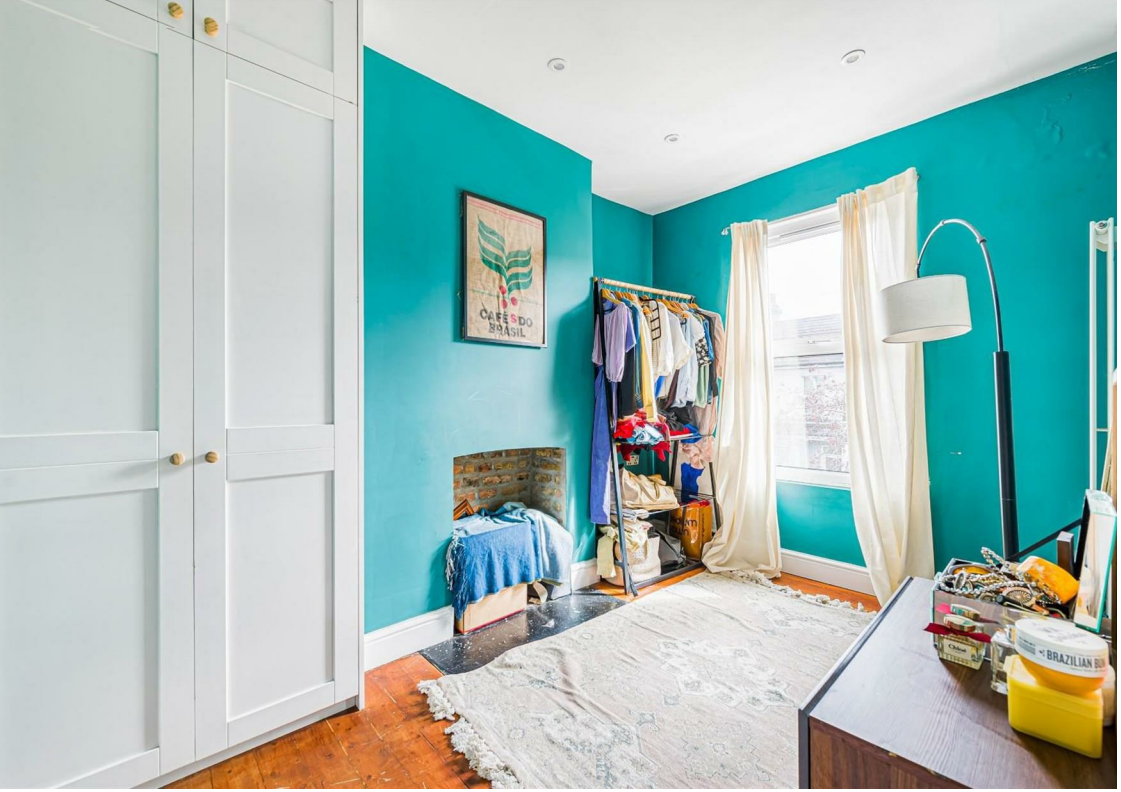






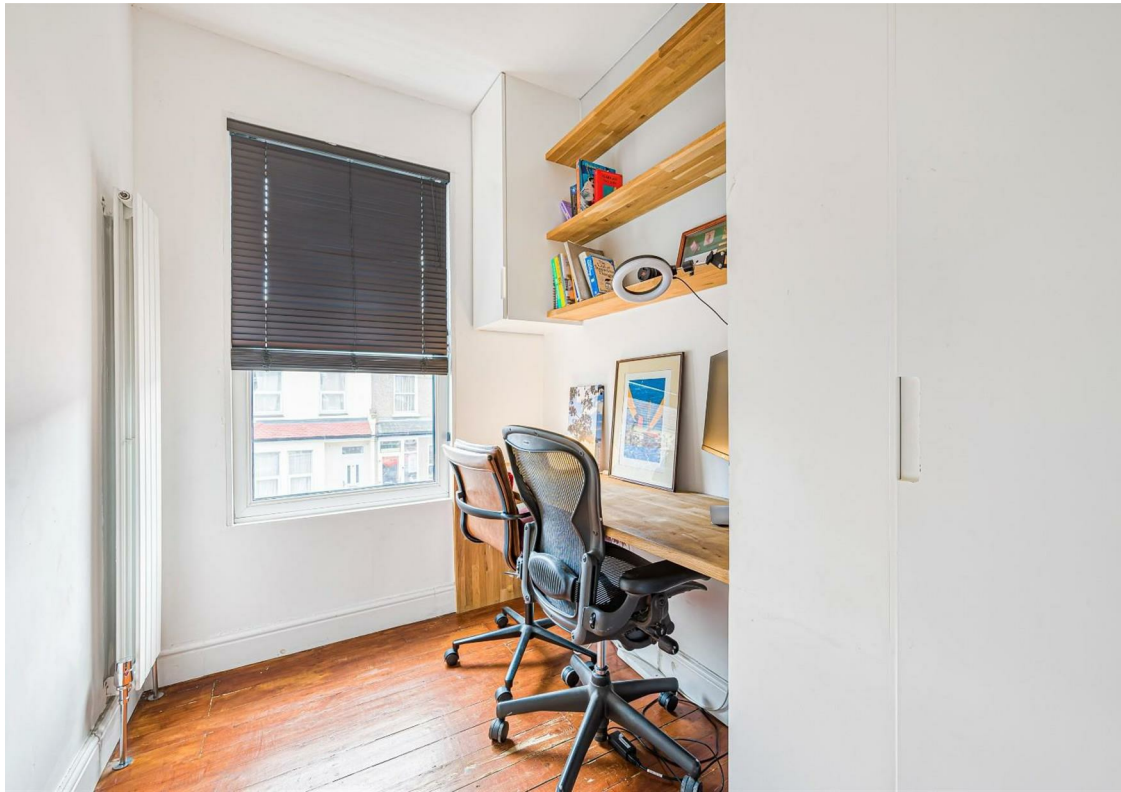





CAFÉ DO BRASIL
















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Multi-purpose compost