



## **54 Bushmoor Crescent, London, SE18 3EF**

### **Asking Price £560,000**

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 frequent services into Docklands, The City, West End and Heathrow Airport. Viewing by appointment only. EPC rating C. Council tax Greenwich band E.



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## 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C	69	69-80% C	
54-68% D		54-68% D	
39-53% E		39-53% E	
21-38% F		21-38% F	
1-20% G		1-20% G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.