



**HUNTERS®**

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33 Balgowan Street, London, SE18 1EB

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Asking Price £379,995

COMING SOON - ENQUIRE NOW TO BOOK YOUR VIEWING!

This three-bedroom period terrace home offers a fantastic opportunity for those looking to put their own stamp on a property. The ground floor features a lounge/diner that flows and a generous-sized kitchen. A sizeable bathroom adds to the practicality of the layout, while a lean-to at the rear of the property provides useful additional space and is fitted with plumbing for a washing machine.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a comfortable single bedroom, making it a great choice for families or those needing a home office. The property does require updating, offering excellent potential to modernise and add value.

Situated just 0.6 miles from Plumstead Station, this home is well-connected with Southeastern and Thameslink services. Plumstead High Street is nearby, providing a range of local shops and amenities, and Plumstead Gardens offers a pleasant green space just a short walk away. The location is also ideal for families, with several primary schools within close reach.

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abbeywood@hunters.com | www.hunters.com

## Ground Floor



## First Floor



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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

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

ENTRANCE HALL

THROUGH LOUNGE

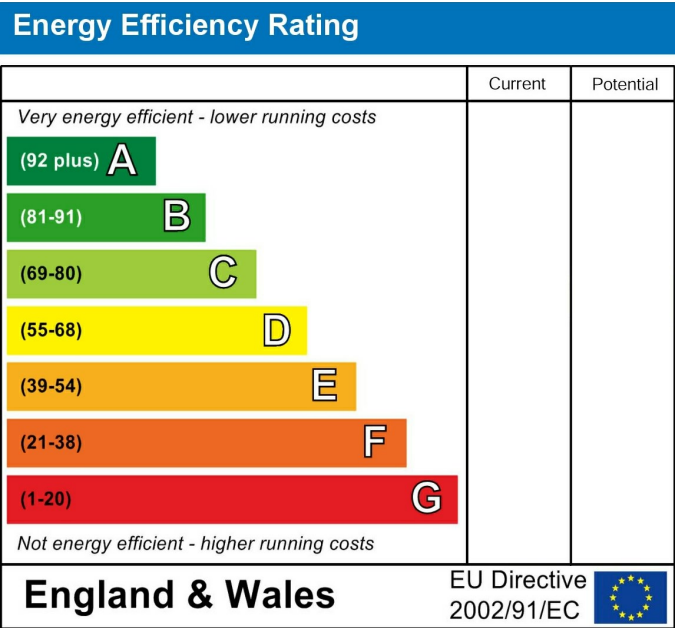
KITCHEN

BATHROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE



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.







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