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186 Marmadon Road, Plumstead, London, SE18 1EQ

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Guide Price £390,000

GUIDE PRICE £390,000-£415,000

Offered for sale is this two double-bedroom period property located close to Plumstead High Street, where there are a range of everyday shops. It is also within easy reach of Woolwich town centre, which provides supermarkets, restaurants and bars.

The property has access to several transport links, with regular bus services to Woolwich, Abbey Wood, Welling, Bexleyheath, North Greenwich and Bluewater.

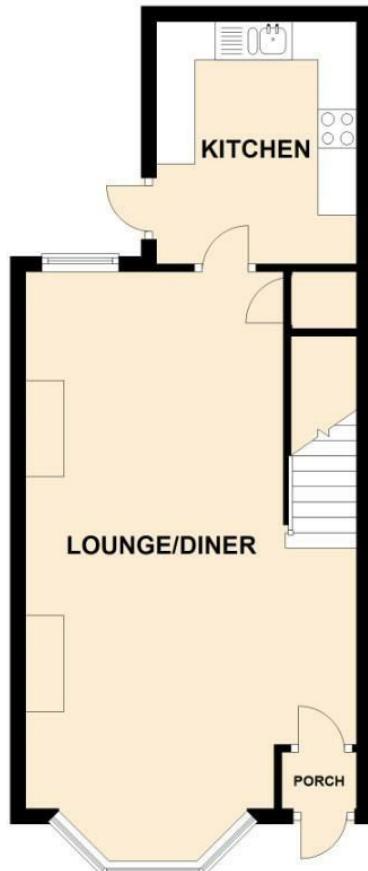
Inside, the ground floor includes a through lounge that provides one continuous living area, along with a separate kitchen at the rear. The first floor has two double bedrooms and a bathroom that is larger than the bathrooms typically found in some similar layouts.

Outside, the property has an enclosed rear garden that backs onto Plumstead Gardens.

The house is approximately 0.8 miles from Plumstead Station and around 1 mile from Abbey Wood Station. Nearby schools include St Thomas a Becket, Bannockburn Primary School and St Paul's Academy.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

GROUND FLOOR



FIRST FLOOR



For illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

ENTRANCE PORCH**THROUGH LOUNGE**

25'2" x 14'2" (measured into bay)

KITCHEN

10'4" x 8'7"

FIRST FLOOR LANDING**BEDROOM ONE**

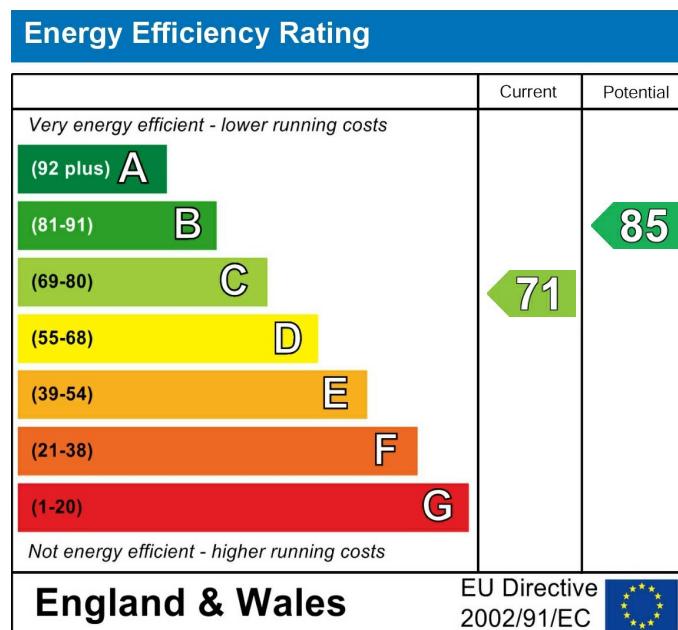
14'3" x 10'5"

BEDROOM TWO

10'3" x 8'7"

BATHROOM

10'3" x 8'7"

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.

