



## Kinder Close

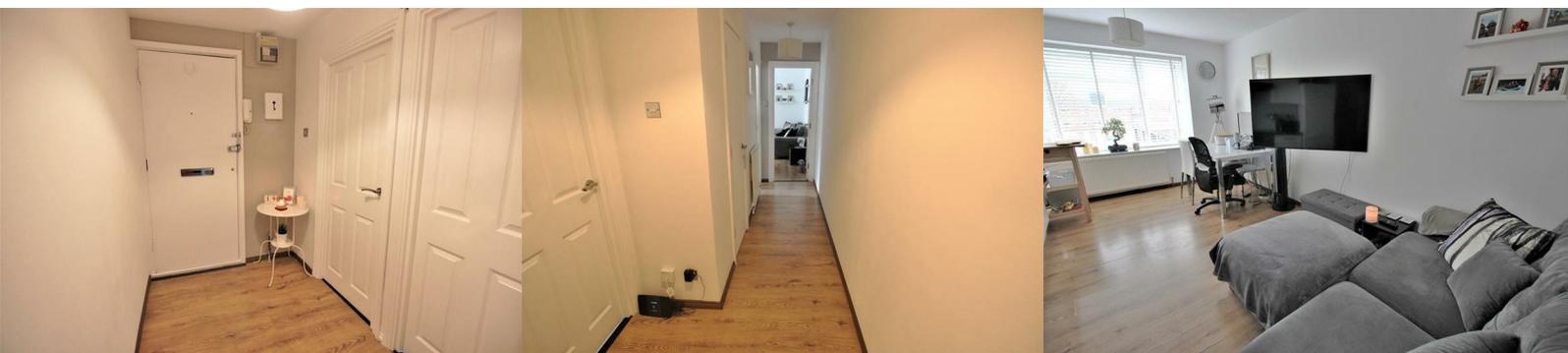
Thamesmead, SE28 8HG

Guide Price £235,000



Guide price £235,000-£245,000 As vendors sole agents, Hunters are delighted to bring to the market this beautifully presented TWO bedroom top floor flat located in a peaceful cul de sac close to Cross way Park and a number of bus links including but exclusively to Abbey Wood Station, Woolwich and Bexleyheath.

The property is accessed via a secure entrance leading to well kept communal areas. Upon entering the accommodation you will be welcomed by a good size entrance hall with doors leading to an open plan living area with a modern high gloss kitchen, a recently fitted modern bathroom and two double bedrooms the larger of which fits a super king size bed. The property has been well maintained by the current owners with the boiler serviced every 12 months. The property benefits from a garage which has been made in to a home/gym in addition to allocated off road parking to the front of the property. Additional benefits to note include double glazing, gas fired central heating, ample storage and loft space.



ENTRANCE HALL

OPEN PLAN LOUNGE KITCHEN 16'5" x 12'1" (5.00 x 3.68)

LOUNGE AREA

KITCHEN AREA

BEDROOM ONE 11'11" x 10'4" (3.63 x 3.15)

BEDROOM TWO 12'2" x 7'6" (3.71 x 2.29)

BATHROOM

GARAGE

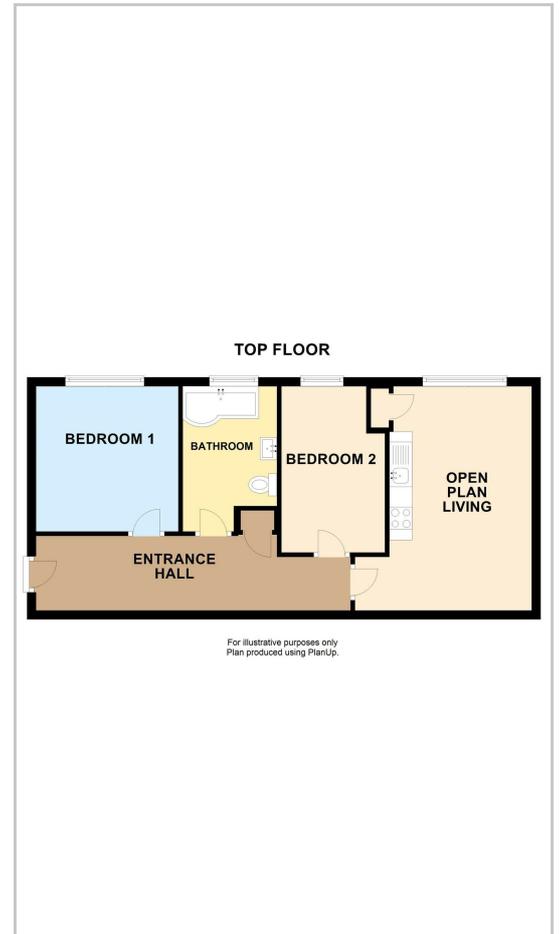
OFF ROAD PARKING

REAR ELEVATION

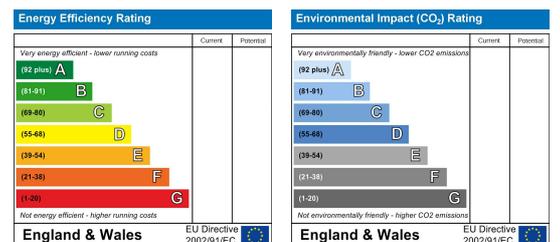
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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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