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51 Manordene Road, London, SE28 8ET

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Asking Price £425,000

This extended five-bedroom end-terrace home offers plenty of space and practical features, though it is in need of work and updating to reach its full potential. The kitchen and breakfast room provide a comfortable area for family meals, while the lounge opens into a bright conservatory, adding extra space to relax. An internal lobby connects to a ground-floor WC and utility room for added convenience.

On the first floor, there are five bedrooms, with one bedroom featuring its own en-suite bathroom complete with a shower cubicle, and another benefiting from a private WC for added privacy and comfort. The main family bathroom, also equipped with a shower cubicle, serves the other bedrooms. Outside, the property includes a private rear garden, a garage to the side, and off-road parking for added convenience.

The location is superb, with efficient bus links to Abbey Wood Station, offering Southeastern, Thameslink, and Elizabeth Line services. Nearby Woolwich Station and Woolwich Arsenal provide DLR connections, while easy access to Greenwich Town Centre, Deptford, Bexleyheath, Belvedere, and Sidcup further enhances connectivity. Families will appreciate the excellent schooling options, including Castilion, Jubilee, Hawksmoor, Bishop John Robinson, and Linton Mead Primary Schools, with both Woolwich Polytechnic for Boys and Girls within easy reach.

Local amenities are abundant, with Thamesmead Town Centre featuring Morrisons, Aldi, B&M, and a variety of shops, along with essential services like a dentist and doctor's offices. Thamesmere Leisure Centre and the scenic network of canals meandering through Thamesmead add to the area's appeal, making this property not only a spacious home but also a gateway to a vibrant and well-connected community.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
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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) 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| 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**KITCHEN/BREAKFAST ROOM**

14'2 x 12'4

LOUNGE

14'2 x 11'2

CONSERVATORY

12'9 x 6'0

INNER LOBBY**UTILITY AREA**

7'3 x 7'3

WC**FIRST FLOOR LANDING****BEDROOM ONE**

10'5 X 9'4

EN-SUITE**BEDROOM TWO**

11'2 x 8'5 (measured into door recess)

WC**BEDROOM THREE**

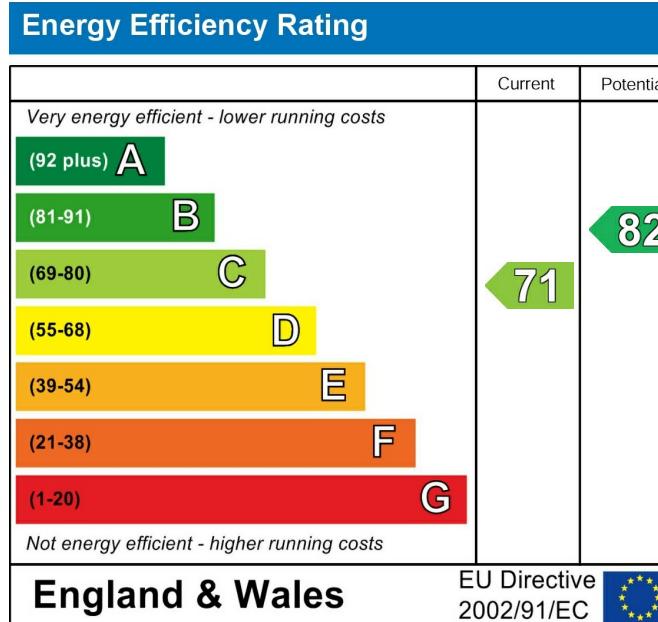
9'5 x 9'3 (measured into door recess)

BEDROOM FOUR

7'9 x 7'1 (widest point)

BEDROOM FIVE

8'2 x 5'9

BATHROOM**GARDEN****GARAGE****OFF ROAD PARKING**

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.

