

# HUNTERS®

HERE TO GET *you* THERE



## Birkdale Close

London, SE28 8JX

Guide Price £375,000



Step into your dream home nestled in a cul-de-sac, boasting convenience and charm. This 3-bed semi detached, erected circa 2002, welcomes you with a promise of comfort and appeal.

As you step inside, you're greeted by a fitted kitchen, perfect for culinary adventures. The ground floor WC offers convenience, while the spacious lounge invites relaxation and quality time with loved ones.

Venture upstairs to discover a well-appointed first-floor bathroom and three bedrooms, promising peaceful retreats for every member of the household.

Outside, a charming garden awaits, offering a private oasis for outdoor gatherings or quiet moments in nature. Off-road parking at the front ensures convenience, making coming and going a breeze.

Location-wise, you're in for a treat! Situated close to the River Thames, you'll enjoy leisurely strolls along the Thames Path. A children's play area nearby promises endless fun for the little ones.



ENTRANCE HALL

KITCHEN 9'2 x 7'7 (2.79m x 2.31m)

GROUND FLOOR WC

LOUNGE AREA 15'6 x 10'2 (4.72m x 3.10m)

DINING AREA 9'2 x 5'4 (2.79m x 1.63m)

FIRST FLOOR LANDING

BEDROOM ONE 13'5 x 10'2 (4.09m x 3.10m)

BEDROOM TWO 10'9 x 7'10 (3.28m x 2.39m)

BEDROOM THREE 10'2 x 7'4 (3.10m x 2.24m)

BATHROOM

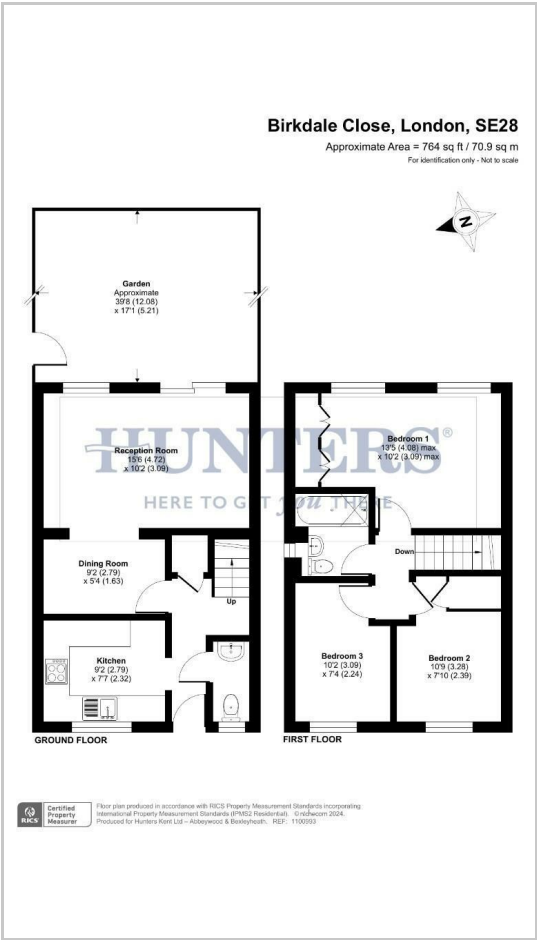
REAR GARDEN 39'8 x 17'1 (12.09m x 5.21m)

OFF ROAD PARKING

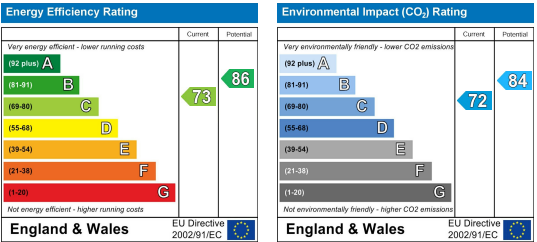
Area Map



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.