

# HUNTERS<sup>®</sup>

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## Chalcombe Road

Abbey Wood, SE2 9QS

Guide Price £425,000



Guide Price £425,000-£450,000. Offered for sale with no onward chain is this much loved family home situated a large plot. The property benefits from a good size lounge, kitchen/diner and lobby. On the first floor there are three generous size bedrooms with a modern shower room.

Externally there is a well kept rear garden with ample parking to the front and side of the property. The property has potential to extend (STPP)

The property is well located for schools, bus routes and local shops with Abbey Wood Station and the Elizabeth Line just 0.6 miles.



- ENTRANCE HALL
- KITCHEN DINER 15'1" x 11'11" (4.60 x 3.63)
- LOUNGE 15'1" x 12'4" (4.60 x 3.76)
- LOBBY 9'7" x 5'9" (2.92 x 1.75)
- LANDING
- BEDROOM ONE 13'5" x 10'10" (4.09 x 3.30)
- BEDROOM TWO 11'0" x 10'0" (3.35 x 3.05)
- BEDROOM THREE 11'0" x 6'2" (3.35 x 1.88)
- SHOWER ROOM
- GARDEN
- PARKING

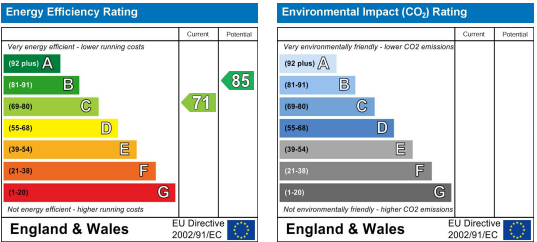
## Area Map



## 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.