



Aisher Road, Thamesmead

- THREE BEDROOM FAMILY HOME
- LOUNGE/DINER
- MODERN SHOWER ROOM
- OFF ROAD PARKING
- DOUBLE GLAZING
- GROUND FLOOR WC
- MODERN KITCHEN
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- APPROX. FLOOR AREA 89 SQM

Asking Price £425,000

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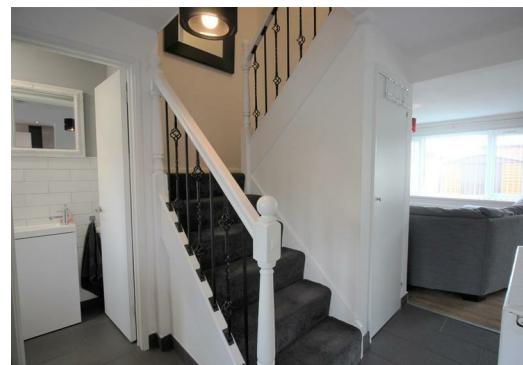
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DESCRIPTION

Beautifully presented three bedroom family home benefitting from a recently modernised shower room and kitchen. The property comprises a welcoming entrance hall leading to a modern fitted kitchen, ground floor WC and lounge/diner. Off of the first floor landing there are three bedrooms and a modern shower room. Externally there is an enclosed rear garden mainly laid to lawn and with a seating area and off road parking to the front. Additional points to note include gas central heating, double glazing and ample storage.

The property is well placed for local amenities and Thamesmead Town Centre. A wide selection of routes are served by the nearby bus stop, including links to Abbey Wood Station and the Elizabeth Line and Woolwich DLR





Ground Floor



First Floor



For illustrative purposes only
Plan produced using PlanUp.

Viewing

Please contact our Hunters Abbey Wood Office on 020 8311 1000 if you wish to arrange a viewing appointment for this property or require further information.

19-21 Wilton Road, Abbey Wood, London, SE2 9RH

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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