



## Chalcombe Road

Abbey Wood, SE2 9QP

Guide Price £260,000



GUIDE PRICE £260,000 TO £280,000. Your earliest internal viewing of this beautifully presented two double bedroom ground floor flat is a must. Situated conveniently for local amenities, Abbey Wood Station incorporating the Elizabeth Line, local schools and public transport. The accommodation comprises communal entrance hall, entrance hall, lounge with private balcony, lovely fitted kitchen diner, two double bedrooms, bathroom with separate w.c., and communal gardens. Double glazing and gas central heating complete this property.



## COMMUNAL ENTRANCE HALL

### ENTRANCE HALL

Entry phone system, laminate flooring, radiator, storage.

### LOUNGE 14'8" x 11'3" (4.47 x 3.43)

Double glazed door and window leading to balcony, double glazed window to side, laminate flooring, radiator.

### LOUNGE VIEW

### LOUNGE VIEW 2

### KITCHEN/DINER 11'2" x 7'6" (3.40 x 2.29)

Double glazed window to side, fitted wall and base units, sink unit, ceramic tiled flooring, part tiled walls, built in cupboard, gas hob and electric oven, plumbed for washing machine.

### KITCHEN DINER VIEW

### BEDROOM ONE 13'6" x 8'8" (4.11 x 2.64)

Double glazed window, laminate flooring, radiator, built in cupboard.

### BEDROOM TWO 11'3" x 8'5" (3.43 x 2.57)

Double glazed window, laminate flooring, radiator, cupboard.

### BATHROOM 6'11" x 5'5" (2.11 x 1.65)

Panelled bath, vanity wash hand basin, radiator, part tiled walls.

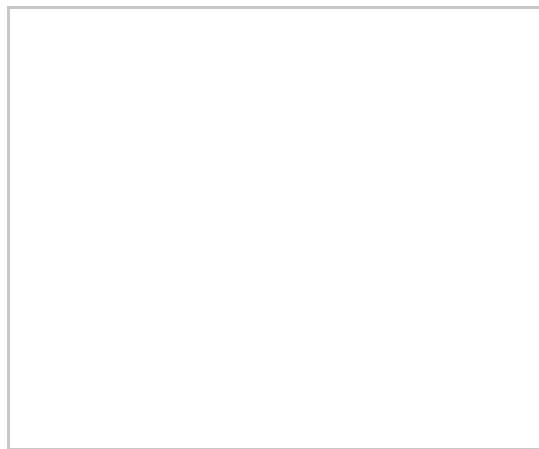
### W.C.

Low level w.c. with wash hand basin.

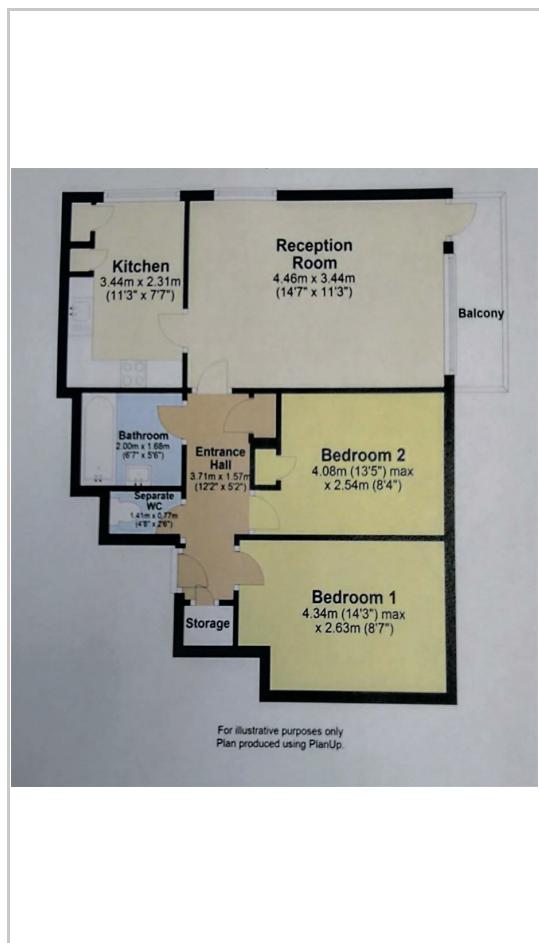
### BALCONY

### COMMUNAL GARDEN AREA

## Area Map

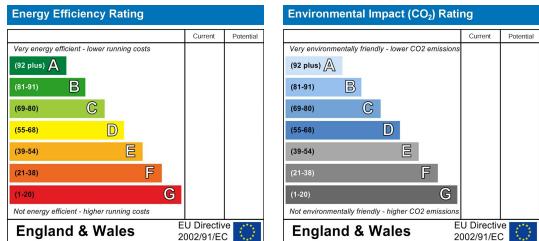


## Floor Plans



For illustrative purposes only  
Plan produced using PlanUp.

## 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.