





40 Epstein Road, London, SE28 8EJ

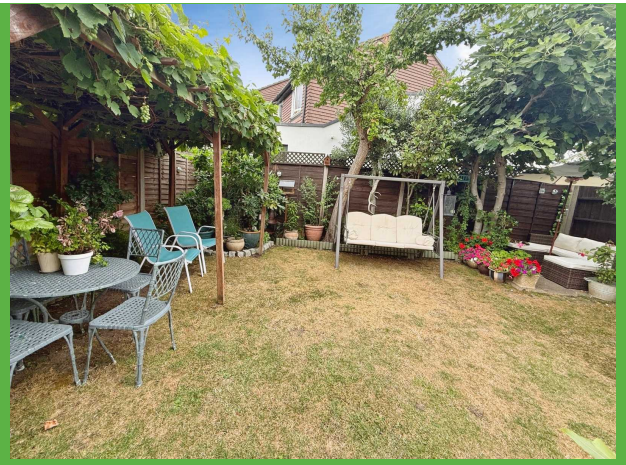
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Asking Price: £440,000
Freehold

The Property Ombudsman

YOUR MOVE







This well presented semi-detached house boasts 3 charming bedrooms, ideal for a growing family or those who love to have guests over. Step into the spacious garden, perfect for summer BBQs and relaxing evenings with loved ones. Never worry about parking with your own off-street parking space and a garage for extra convenience.

You'll love the bright and airy feel of this property, with plenty of natural light flooding in through the large windows.

Located in a sought-after area, this property offers easy access to local amenities and availability for four local schools. With Birchmere Lake on your doorstep, Abbey Wood's Elizabeth Line under a mile away and the anticipated DLR extension - this is great value!

Please note - the property is of concrete construction and therefore not appropriate to all lenders; please discuss with your broker initially.







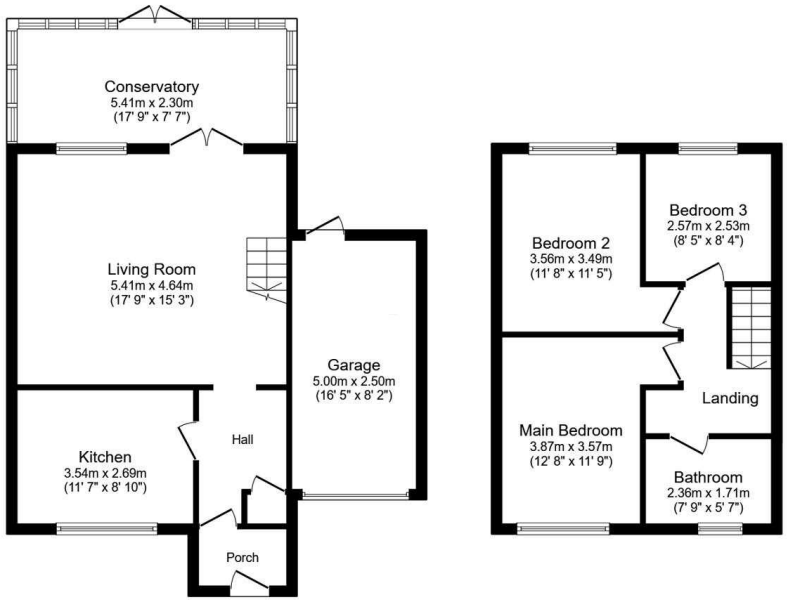
- • Three Bedrooms
- • Freehold
- • Driveway & Garage
- • Large Reception Room
- • Beautifully Presented Garden
- • Close to Birchmere Lake
- • Accessible to Abbey Wood
- • DLR Extension Planned

ADDITIONAL INFORMATION

Abbey Wood

Council Tax Band: C

EPC Rating: TBC



Total floor area: 109.2 sq.m. (1,175 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Porch **Entrance HallKitchen** 11'7" x 8'10" (3.53m x 2.7m)
Living Room 17'9" x 15'3" (5.4m x 4.65m)
Conservatory **Garage** **LandingMain Bedroom** 12'8" x 11'9" (3.86m x 3.58m)
Bedroom Two 11'8" x 11'5" (3.56m x 3.48m)
Bedroom Three 8'5" x 8'4" (2.57m x 2.54m)
Bathroom 7'9" x 5'7" (2.36m x 1.7m)

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

FOR MORE DETAILS CONTACT

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