

Ampleforth Road | Abbey Wood, SE2 9BD

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Guide Price £425,000 to £450,000

Freehold

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Ampleforth Road, Abbey Wood

Situated in Abbey Wood and convenient for the Elizabeth Line is this charming three bedroom end of terrace family home. Boasting a stunning Koi pool and garden.

Property Features

- Council Tax: C
- EPC Rating: C
- 15ft Kitchen/Dining Room
- Utility Room
- First Floor Bathroom
- Stunning Koi Pool
- Double Glazing and Central Heating
- Convenient for Elizabeth Line









Interior

Entrance Door to front.

Lounge 3.76 (12'4")m extending to 3.25 (10'8")m x 4.6 (15'1")m Double glazed window to rear, laminate flooring, radiator.

Utility Room 1.85m x 1.75m (6'1" x 5'9") Tiled flooring, space for appliances, radiator, double glazed door.

Kitchen/Dining Room 4.85m x 2.87m (15'11" x 9'5") Double glazed window to front, tiled floor, range of wall and base units with granite style work surfaces, built in sink with mixer tap, space for range cooker, space for fridge/freezer, radiator and towel rail.

Landing Double glazed window to side, carpet, access to loft.

Bedroom 1 3.35m x 2.95m (11' x 9'8") Double glazed window to front, laminate floor, radiator, built in wardrobes, storage recess.

Bedroom 2 2.77m x 3.33m (9'1" x 10'11") Double glazed window to rear, laminate flooring, radiator.

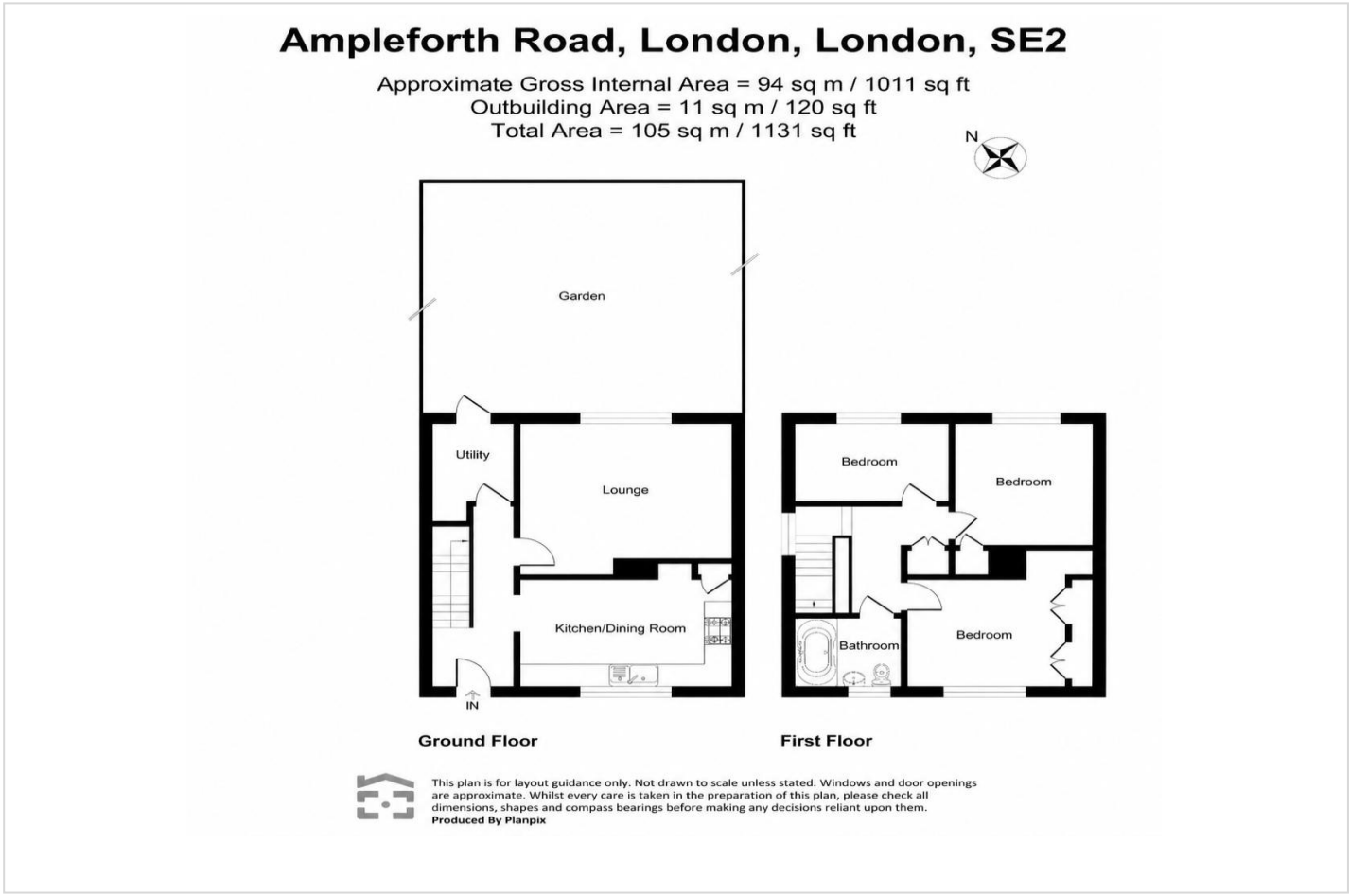
Bedroom 3 3.4m x 1.9m (11'2" x 6'3") Double glazed window to rear, laminate flooring, radiator.

Bathroom Freestanding roll top bath, pedestal wash hand basin, low level WC, tiled floor.

Exterior

Front Garden. Paved with lawn. **Please see additional information**

Rear Garden. Artificial grass, large Koi pond (some fish by negotiation), seating area, large non slip tiled patio, extensive flower and shrub borders.



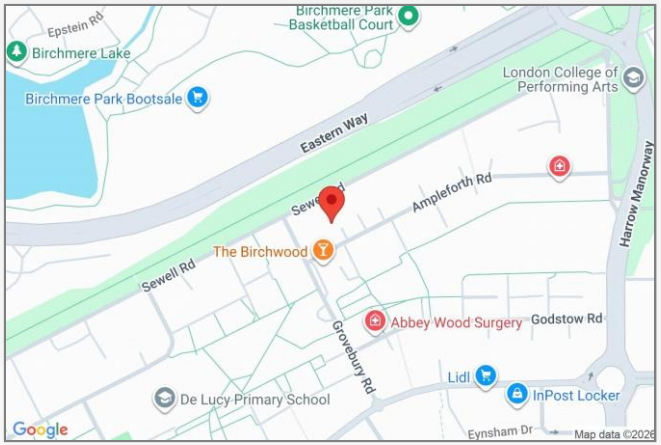






Property Location

Ampleforth Road, Abbey Wood, SE2 9BD





*All distances from Abbey Wood Mainline station.

Additional Information

Important Title and Ownership Notice:

An area of land adjoining the property, together with the outbuilding erected upon it, is understood not to form part of the registered title to the property and is believed to be owned by the local authority/council. The seller has advised that the land has been enclosed and occupied for a significant period of time and believes that an application or claim for ownership and/or possessory title may potentially be made in the future.

Neither the seller nor the agent has verified ownership of the land, the status of the boundaries, the legality of the enclosure or outbuilding, or the prospects of any adverse possession or possessory title claim succeeding. No representation, warranty, assurance or guarantee is given or implied in relation to ownership of the land, inclusion of the land within the sale title, the buyer's ability to retain use or occupation of the land or outbuilding following completion, planning permission, building regulations approval, lawful use, or other statutory compliance relating to the outbuilding or enclosure, the acceptability of the arrangements to any lender, insurer, local authority, or other third party; or the likelihood of any future claim to ownership being successful.



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