



Epstein Road, London, SE28 8DQ
Guide price £400,000

Guide Price £400,000 - £425,000

WOW! If space is what you are looking for then this should be on the top of your list! Call Town and City Homes today and book your viewing to avoid missing out.

The property benefits from being very spacious inside with all rooms very comfortable for a large family.

As you enter the property there is a wonderful living room which is open to the dining area making this a very social room. The kitchen is of a good size with plenty of cupboards and worktop space for the keen cooks who are looking and there is the added benefit of a cloakroom/WC.

Upstairs there are four very well proportioned bedrooms and a large family bathroom making this a home for a growing family.

Outside you have a low maintenance rear garden with a walled border for privacy. The driveway and garage to the front of the property gives you plenty of parking for all the family.

All in all we believe this will make a fabulous family home so call Town and City homes today and avoid missing out.

This house is situated in a sought after location, close to Birchmere lake which is great for fishing and walks and recreational facilities. The property is in central Thamesmead close to local shops, retail park and schools. Abbey Wood is the nearest rail station which will potentially be the next extension to Crossrail

Entrance Hall

Cloakroom WC

Living Room 17'6 x 11'8 (5.33m x 3.56m)

Dining Room 10'7 x 9'8 (3.23m x 2.95m)

Kitchen 11'1 x 7'9 (3.38m x 2.36m)

Landing

Master Bedroom 11'5 x 11'4 (3.48m x 3.45m)

Bedroom 2 11' x 9'2 (3.35m x 2.79m)

Bedroom 3 8'4 x 8'2 (2.54m x 2.49m)

Bedroom 4 8'2 x 7'4 (2.49m x 2.24m)

Bathroom 11'5 x 5'6 (3.48m x 1.68m)

Garden

Garage

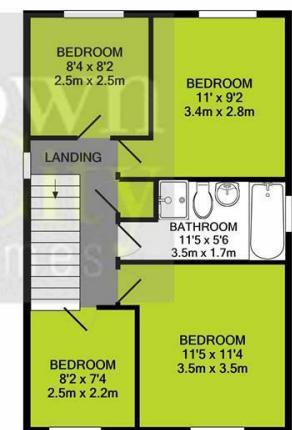
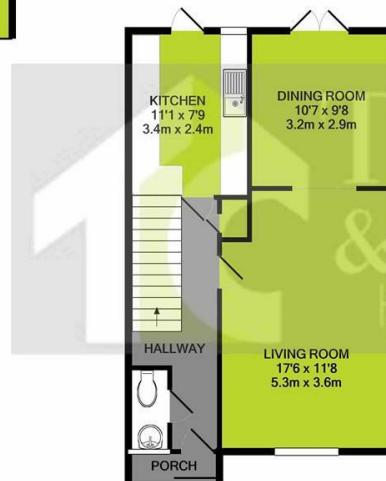
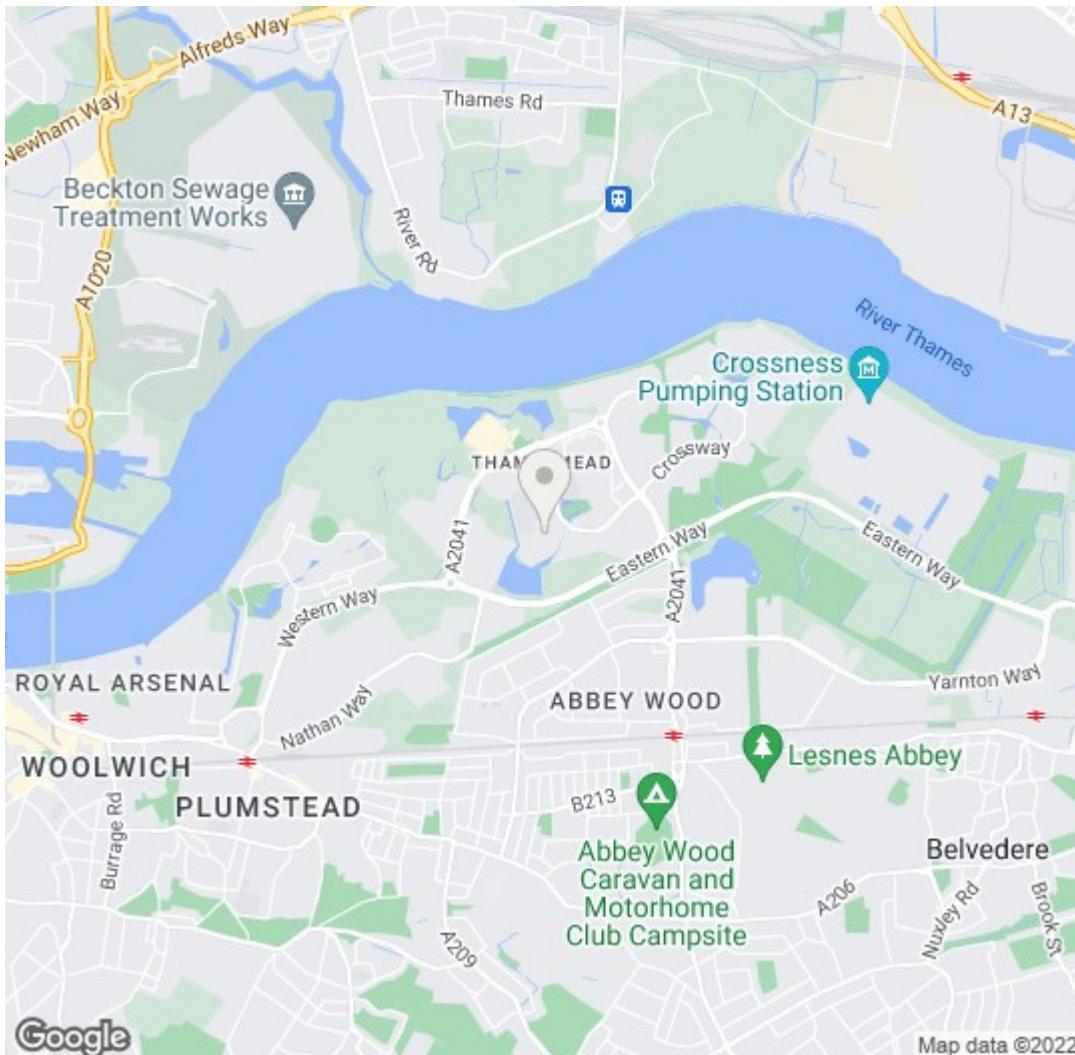
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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