



Blithdale Road, Abbey Wood
Price Guide £400,000 Freehold



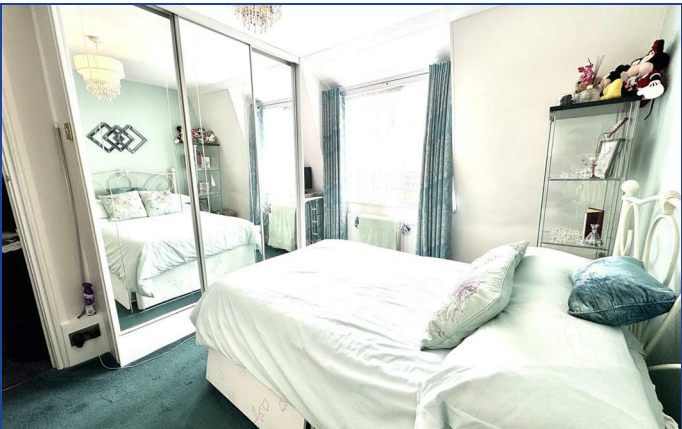
PRICE GUIDE £400,000 - £425,000 Parris Residential are delighted to offer this two double bedroom semi-detached house with a driveway to the front, located on a wide tree-lined road on the Abbey Wood & Plumstead borders. The property is very well presented and benefits from having a double-glazed conservatory, leading to a south-facing rear garden. There is also a grey gloss style fitted kitchen with built-in oven & hob, a gas central heating system, and double glazed windows. To the rear of the garden is a large brick-built detached building comprising three storage rooms plus a large workshop. Further benefits include fitted wardrobes in both bedrooms. The property is located nearby to Abbey Wood mainline train station and Elizabeth Line. Plumstead station can also be found nearby. Your inspection is highly recommended.

Council Tax Band C | EPC band TBC | Freehold





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

entrance hall 11'2 x 6'0 (3.40m x 1.83m)

lounge & dining room 25'6 x 10'4 (7.77m x 3.15m)

kitchen 11'5 x 5'9 (3.48m x 1.75m)

conservatory 8'4 x 7'9 (2.54m x 2.36m)

landing

bedroom one 12'6 x 10'4 (3.81m x 3.15m)

bedroom two 11'6 x 9'8 (3.51m x 2.95m)

bathroom 7'0 x 6'0 (2.13m x 1.83m)

south facing rear garden 73' approx to detached building (22.25m approx to detached building)

brick built detached building

workshop 12'7 x 10'6 (3.84m x 3.20m)

store room off workshop 10'7 x 6'9 (3.23m x 2.06m)

2nd store room 6'6 x 6'2 (1.98m x 1.88m)

3rd store room 7'3 x 7'0 (2.21m x 2.13m)

driveway to front

