



**Treetops Close, Upper Abbey Wood**  
**£400,000 Freehold**



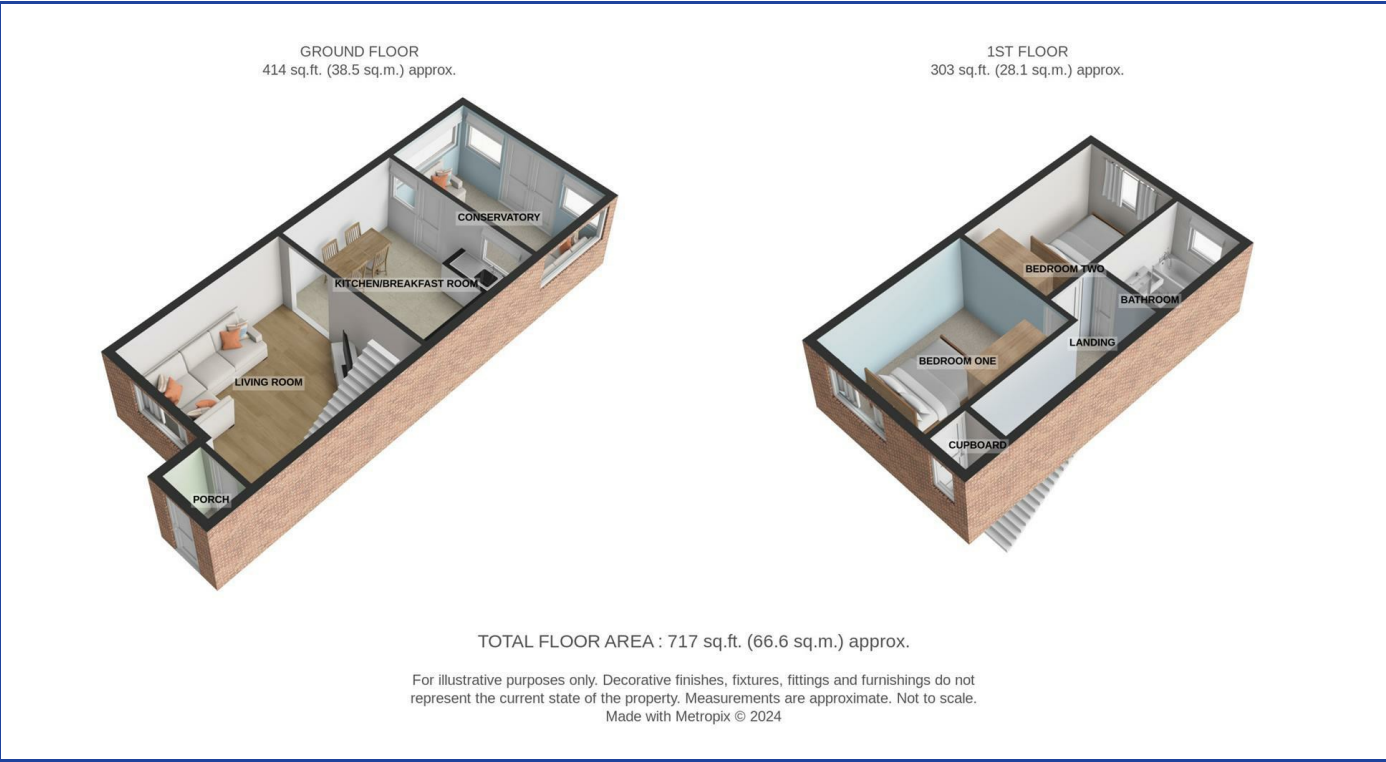


Parris Residential are delighted to offer this lovely two bedroom Neo-Georgian terrace house with conservatory, detached garage and parking space. The property is located in a pleasant cul de sac and is just a short walk away from Abbey Wood Village and the Elizabeth Line with fast access into Central London & Heathrow Airport. There are also several local bus routes to Bexleyheath, Abbey Wood, Plumstead, Welling & Woolwich. The property is neutrally decorated and benefits from having double glazed windows and a gas central heating system. There is a modern Shaker style fitted kitchen with plumbing for dishwasher and washing machine plus space for cooker & fridge freezer. On the first floor you will find a modern bathroom suite with both a bath & shower cubicle. This gem of a property is an ideal first time purchase or for somebody downsizing and will be very popular indeed. Your inspection is highly recommended.

EPC BAND C - COUNCIL TAX BAND C - FREEHOLD







| Energy Efficiency Rating                    |           |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---------------------------------------------|-----------|-------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current   | Potential               |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |           |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |           | <b>91</b>               | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |           |                         | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            | <b>70</b> |                         | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |           |                         | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |           |                         | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |           |                         | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |           |                         | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |           |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |           | EU Directive 2002/91/EC | England & Wales                                                 |         | 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.





porch

living room 13'7 x 12'9 (4.14m x 3.89m)

kitchen breakfast room 12'9 x 10'0 (3.89m x 3.05m)

conservatory 12'3 x 7'4 (3.73m x 2.24m)

landing

bedroom one 11'9 x 9'6 (3.58m x 2.90m)

bedroom two 12'1 x 7'6 (3.68m x 2.29m)

bathroom 8'4 x 5'0 (2.54m x 1.52m)

garage to rear en-bloc

parking space to rear

