



£425,000 Offers In Excess Of

Thamesmead, London SE28 8FT

Town House | 3 Bedrooms | 2 Bathrooms

0203 092 9663



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# Step Inside

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## Property Description

About this property \*Chain free town house \*3 bedrooms \*Ground floor shower room \*En-suite to master bedroom \*Family bathroom \*Double glazing / gas central heating \*Rear garden \*Garage with off street parking to the front Call now to view! Please call to arrange a viewing of this Chain Free, Three Bedroom Town House located in a quiet residential setting adjacent to the River Thames with its lovely riverside walks.

## Main Particulars

Please call to arrange a viewing of this Chain Free, Three Bedroom Town House located in a quiet residential setting adjacent to the River Thames with its lovely riverside walks.

This nicely presented property offers you well-proportioned accommodation with all of the features you could hope for.

The ground floor provides you with a Shower Room with W/C, Utility Room, Bedroom and the Garage.

The first floor has the spacious Living Room with a Dining Area and the Kitchen.

The second floor has Two Bedrooms (one of which has an En-suite Shower Room) and the family Bathroom.

Benefits include Double Glazing, Gas Central Heating (untested), Off Street Parking to the front of the property and a private rear Garden.

The property is located in a quiet residential setting adjacent to the River Thames and its lovely riverside walks. You are only a 10-minute walk from the Town Centre which provides you with two major supermarkets along with various other retailers, gym, leisure centre (with swimming pool) and food outlets.

There are bus routes and schools (primary and secondary) all within walking distance and you also benefit from your local station at Abbey Wood providing you with both the Elizabeth Line and overground rail services.

Below are just a few of the journey times from the Elizabeth Line at Abbey Wood:-

Canary Wharf 11 minutes

Liverpool Street 18 minutes

Tottenham Court Road 23 minutes

Paddington 28 minutes

We can also confirm the property falls within the London Borough of Greenwich and has a Council Tax Band of D.

Please call now to arrange your viewing appointment

**Lounge/Diner - 14'8" (4.47m) x 17'2" (5.23m)**

**Kitchen - 10'4" (3.15m) x 8'2" (2.49m)**

**Bedroom 1 - 14'8" (4.47m) x 10'2" (3.1m)**

**Bedroom 2 - 12'0" (3.66m) To Wardrobe x 8'7" (2.62m)**

**Bedroom 3 - 10'1" (3.07m) x 8'7" (2.62m)**

**\*\*Notice\*\***

**Please note we have not tested any apparatus, fixtures, fittings, or services. Purchasers must undertake their own due diligence into the working order of these items. All measurements are approximate and photographs provided for guidance only.**

**\*Identification checks\***

**Should a purchaser(s) have an offer accepted on a property marketed by Alexander Prime Estates Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (aml) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £45 inc VAT per purchase, which is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.**





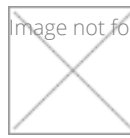
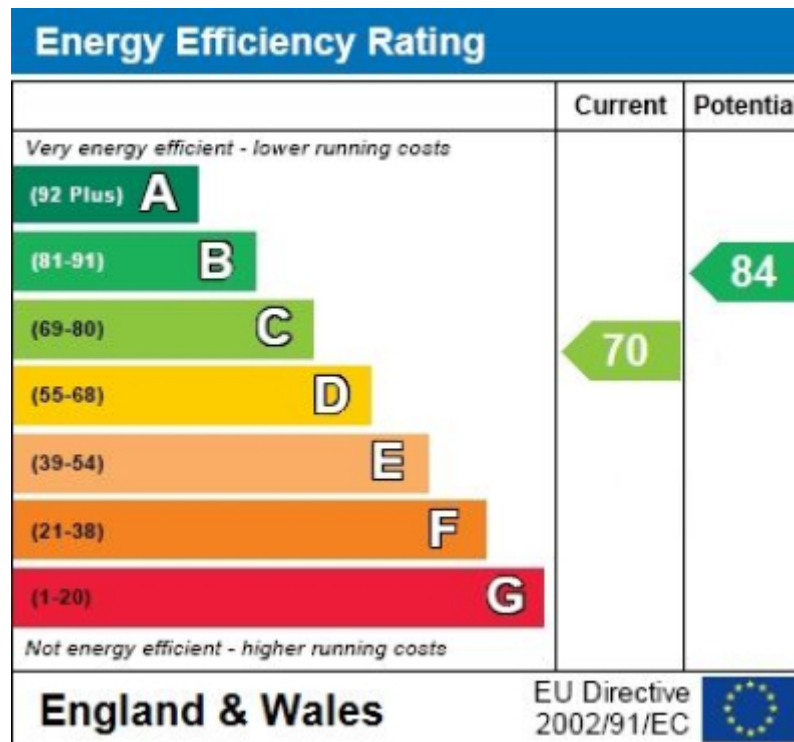


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 16109006 Registered Office: , 4th Floor, Silverstream House, 45 Fitzroy Street, Fitzrovia, London, W1T 6EB



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