



**Goodwin
Ellis**

BURRAGE ROAD, LONDON, SE18 7JW

£379,995





Located within easy reach of Woolwich Town Centre, Station, DLR and Cross rail (2021), is this three Double Bedroom and end of terrace house. This property is double glazed and has a fitted kitchen/ diner. The property also has a 1st floor bathroom, a ground floor cloakroom, and is centrally heated.

ENTRANCE HALL:

Door to front. Radiator. Laminate flooring. Door to rear leading to lobby area.

GROUND FLOOR CLOAKS:

Obscured double-glazed window to front. Low level flush w.c. Wash hand basin. Tiled splash back. Ceramic floor tiles.

LOUNGE:

15' 10" x 10' 9" (4.83m x 3.28m) Double glazed window to rear. Radiator. Laminate flooring. Electric fire with brick surrounding.

LOBBY AREA:

5' 5" x 3' 9" (1.65m x 1.14m) Door to rear leading to garden. Ceramic floor tiles. Built in cupboard.

KITCHEN/DINER:

13' 5" x 10' 9" (4.09m x 3.28m) Double glazed window to front. Radiator. Built in cupboard. Range of wall base units with work surfaces over. Stainless steel sink and drainer unit. Tiled splash back. Ceramic floor tiles. plumbed for washing machine. space for tumble dryer. Stainless steel oven, gas hob and extractor fan. Boiler.

LANDING:

Carpet.

BEDROOM ONE:

15' 11" x 9' 5" (4.85m x 2.87m) Double glazed window to rear. Radiator. Carpet.

BEDROOM TWO:

11' 10" to wardrobe x 9' 11" (3.61m x 3.02m) Double glazed window to front. Radiator. Laminate flooring. Range of built in wardrobes overhead cupboards.

BEDROOM THREE:

9' 3" to wardrobe x 7' 5" (2.82m x 2.26m) Double glazed window to rear. Radiator. Laminate flooring. Built in wardrobe.

BATHROOM 1ST FLOOR:

Obscured double-glazed window to front. Radiator. Laminate flooring. UPVC Cladding. Suite comprising of panelled bath with mixer shower attachment, shower screen and wash hand basin and low-level flush w.c with cupboard underneath.

GARDEN:

Approximately 20' x 30ft max (6.1m x 9.14m) Mainly laid to lawn. Paved area. Flower and shrub borders. Shed light.

SERVICES CONNECTED

Please note that any services, heating systems appliances have not been tested and no warranty can be given or implied as to their working order.

