



TOTAL FLOOR AREA: 1475 sq ft (137 sq m) approx.
 Measurements are taken from the top of the walls and do not include the thickness of the walls. The floor area is measured to the internal face of the walls. The area of the conservatory is included in the total floor area. The area of the garden is not included in the total floor area. Measurements are taken from the top of the walls and do not include the thickness of the walls. The floor area is measured to the internal face of the walls. The area of the conservatory is included in the total floor area. The area of the garden is not included in the total floor area.

To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service

Hi Residential Limited. Registered in England No. 10082765. Registered office: Heritage House, 34b North Cray Road, Bexley, United Kingdom, DA5 3LZ

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Erindale, Plumstead Common, SE18 2QH Price Guide Price £550,000 - £575,000



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Property Details

****Guide Price £550,000 - £575,000**** We are thrilled to present this outstanding family home, meticulously maintained and situated within easy walking distance of both Plumstead and Winns Common. This home is perfect for those seeking a high-standard living space close to local amenities and excellent transport connections. As you step into the property, you are welcomed by a well-appointed entrance hall that leads to two elegant reception rooms, providing ample space for family gatherings and entertainment. The fitted kitchen is functional, equipped with ample storage space. Adjacent to the kitchen, a beautiful conservatory offers additional living space, perfect for relaxing and enjoying views of the garden. The home also features a convenient ground floor WC and a lobby area that enhances the flow of the house. Upstairs, the accommodation includes three well-proportioned bedrooms and a family bathroom, ensuring comfortable living arrangements for all members of the household. Additionally, there is a dormer/4th bedroom with an en suite shower room, offering privacy and convenience. Externally, the property boasts a 55ft rear garden, providing a safe and private area for children to play and for outdoor dining and entertaining. Off-road parking is available for two cars, adding extra convenience for the family.

****Key Features:**** - Three/four bedrooms with a dormer conversion including an en suite - Two reception rooms and a conservatory - Modern fitted kitchen - 55ft rear garden - Off-road parking for two cars - Gas central heating (not tested) and double glazing throughout

Given the high standard of accommodation and its desirable location, early viewing of this property is highly recommended as it is sure to attract significant interest. Viewings are by appointment only, emphasizing the exclusivity and appeal of this superb family home. Contact us today to schedule your viewing and experience firsthand the comfort, style, and convenience this home has to offer. Don't miss the opportunity to make this your new family residence.

