



# Kentlea Road, Woolwich, SE28

Guide Price: £490,000

Benham  
& Reeves



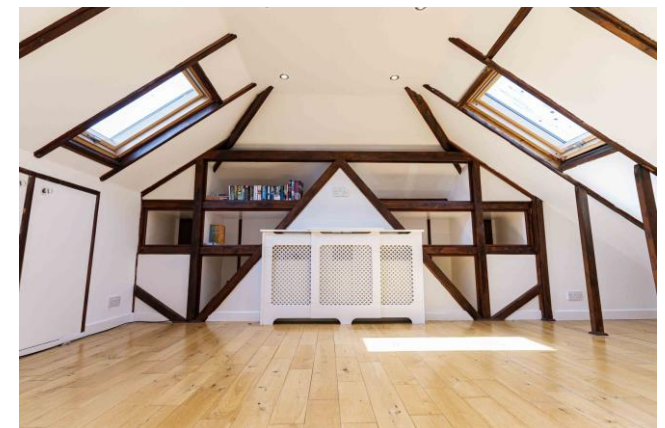
# Kentlea Road, Woolwich, SE28

 3 Bedroom (s)  2 Bathroom (s)  Freehold

A spacious three bedroom semi-detached house located in the heart of Thamesmead. Arranged over three floors and spanning approximately 1214 square feet. The house features three generously sized bedrooms with the principal bedroom benefitting from an en-suite bathroom. There is also a loft conversion. The spacious living room with separate kitchen, provides ample space for relaxation and family entertainment. The property also boasts a private garden with direct access to a converted garage with natural light, creating a serene retreat right at home. Other benefits include double glazed windows and gas central heating.

Perfectly located near local shops, restaurants, esteemed schools, accessible bus routes, and the scenic Gallions Reach Park, making it an excellent choice for families or professionals.

This house is within five minutes driving distance of Plumstead High Street and Woolwich town centre and the Elizabeth line, DLR and Overground stations.





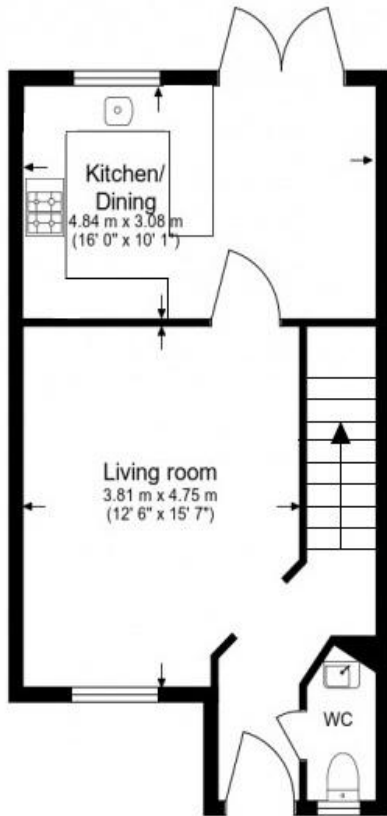
## Property Features:

- Chain Free
- Three Bedrooms
- Two Bathrooms
- Semi Detached
- 1,214 Square Feet (Approx.)
- Rear Garden
- Garage
- Parking
- Close To Gallions Reach Park
- Nearby Woolwich Stations and Elizabeth Line

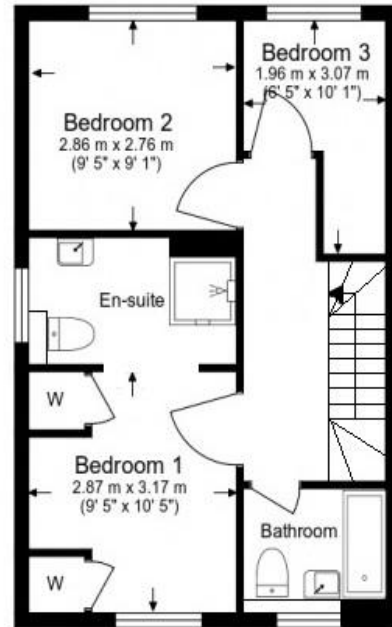




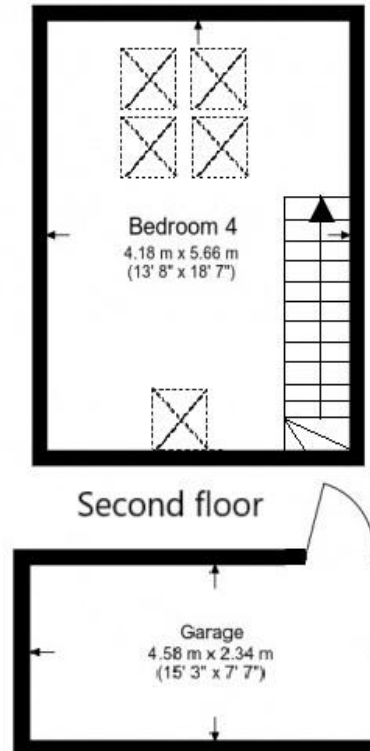
Total Gross Internal Area  
112.8 Sq/m - 1,214 Sq/ft



Ground floor



First floor



Second floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£490,000
Tenure:	Freehold
Anticipated Rent:	£2,200 pcm Approx. 5.4 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250027

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W: [www.benhams.com](http://www.benhams.com)

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