



Sandy Hill Road, Woolwich, SE18

Asking Price: £425,000

 Benham
& Reeves

Sandy Hill Road, Woolwich, SE18

🏠 2 Bedroom (s) 🚿 1 Bathroom 🔑 Freehold

Located at Sandy Hill Road in Woolwich, is this two bedroom, one bathroom home. Spanning at approximately 794 square feet offers excellent potential. The living space retains the charm of an older property while providing a solid foundation for modernisation to suit your style, along with a separate kitchen ideal for everyday use. The house has direct access to an outside extension and a large 100 foot private garden. Upstairs, there are two well-proportioned bedrooms.

Ideally located near Woolwich local shops, restaurants, esteemed schools, and accessible bus routes, as well as being just moments away from the open green space and calm of Woolwich Common, making it an excellent choice for a home.

short walking distance of Woolwich Arsenal DLR and the Elizabeth Line, providing excellent transport links across London.

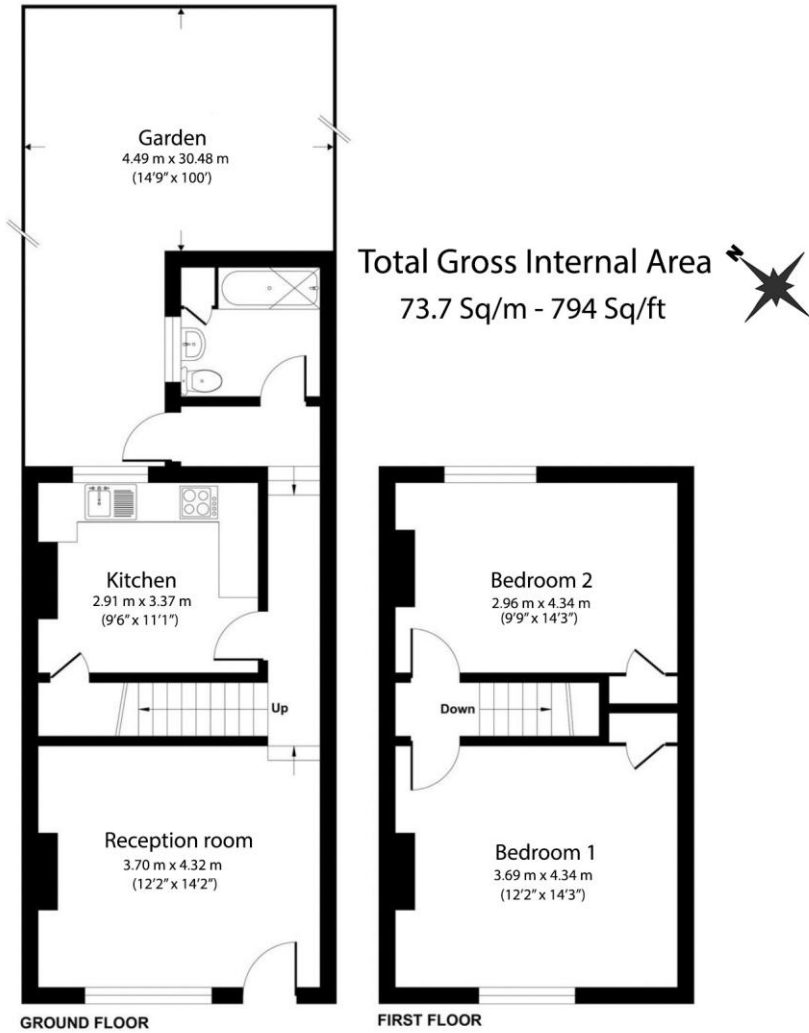




Property Features:

- Chain Free
- Two Bedrooms
- Bathroom
- 794 Square Feet (Approx.)
- Terraced
- 100' Private Garden
- Woolwich Railway and DLR Station
- Elizabeth Line (Zone 4)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

Asking Price: £425,000

Tenure: Freehold

Anticipated Rent: £1,700.00 pcm
Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260211

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

