



HUNTERS[®]

HERE TO GET *you* THERE

44 Brimpsfield Close, London, SE2 9LR

44 Brimpsfield Close, London, SE2 9LR

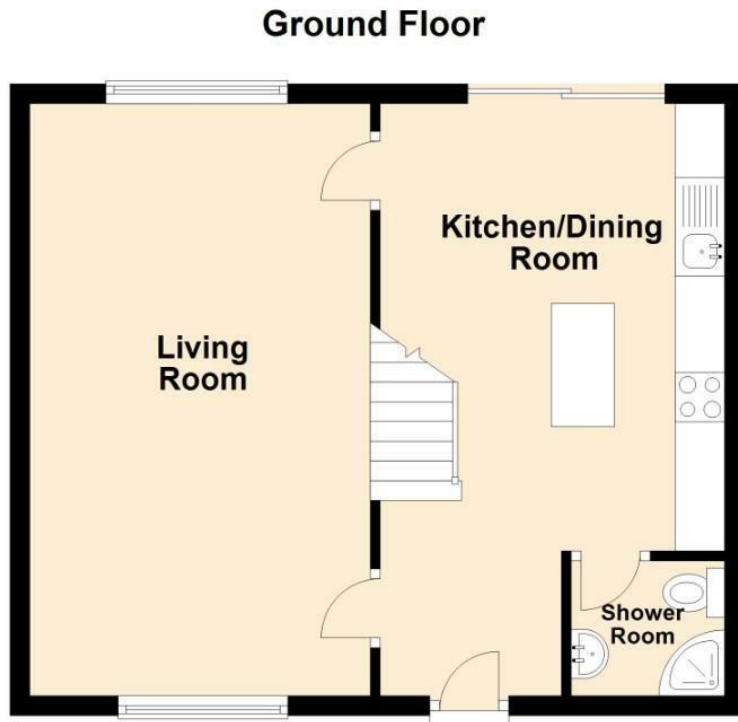
£2,000 Per Calendar Month

Welcome to this delightful 3-bedroom end-terrace house offering a harmonious blend of comfort and convenience, this home is ideal for families, professionals, or anyone seeking easy access to London.

The property boasts a modern kitchen and bathroom, alongside three generously sized bedrooms. The bright and airy living room offers a cozy yet spacious environment, enhanced by large windows that allow natural light to flood the space. Outside, you'll find a large private rear garden, offering a peaceful retreat for outdoor dining or simply enjoying the sunshine.

Situated 0.6 miles from Abbey Wood Station and the Elizabeth Line, this home provides exceptional connectivity to Central London and beyond, making your commute stress-free. The transport options do not stop there, with over 10 bus routes, including the super loop, at bus stops less than a mile away providing access to the surrounding areas. This property is in close proximity to local schools such as Boxgrove Primary School and St Thomas a Becket Primary School ensuring minimizing school run stress!

Hunters Abbey Wood Lettings 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com



For illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

KITCHEN/DINER

11'6 x 19'8

LIVING ROOM

11'4 x 19'8

GROUND FLOOR SHOWER ROOM**FIRST FLOOR LANDING****BEDROOM ONE**

11'4 x 11'5

BEDROOM TWO

8'3 x 12'3


BEDROOM THREE

8'9 x 8

BATHROOM

11'5 x 7'9

GARDEN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







HUNTERS[®]
HERE TO GET *you* THERE