

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Smithies Road

Abbey Wood, SE2 0TG

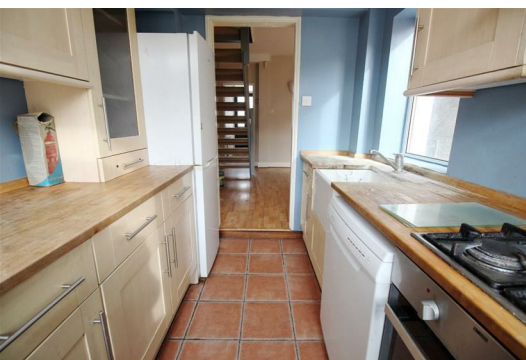
£1,800 Per Calendar Month



Nestled in a sought-after location is this charming two-bedroom period terrace home. The property features two well-proportioned reception rooms, with the dining area benefitting from French doors that opens onto a generous rear garden—perfect for indoor-outdoor living. The kitchen offers a practical layout, complementing the home's inviting atmosphere.

Upstairs, the first-floor landing provides access to two spacious double bedrooms and a good-sized bathroom. The rear garden is predominantly laid to lawn, with a patio area ideal for alfresco dining or relaxing in the warmer months.

Conveniently positioned, the property is close to excellent transport links, including Abbey Wood Station, which serves Southeastern and Thameslink services, as well as the Elizabeth Line, just over half a mile away. Families will appreciate the proximity to Alexander McLeod Primary School, local shops, doctors, and bus links. For those who enjoy nature and history, the beautiful Lesnes Abbey Woods and Ruins are just a short distance away, offering scenic walks and a glimpse into the area's rich heritage.



ENTRANCE HALL  
Double glazed door to front, stairs to first floor.

LIVING ROOM 13'0"INTO BAY x 10'9" (3.96INTO BAY x 3.28)

DINING ROOM 14'0"X 11'11" (4.27X 3.63)

KITCHEN 9'7" x 6'9" (2.92 x 2.06)

LANDING

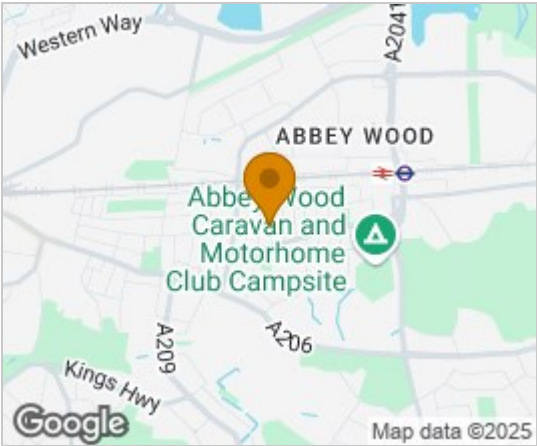
BEDROOM ONE 14'1" x 11'3" (4.29 x 3.43)

BEDROOM TWO 11'11" x 8'8" (3.63 x 2.64)

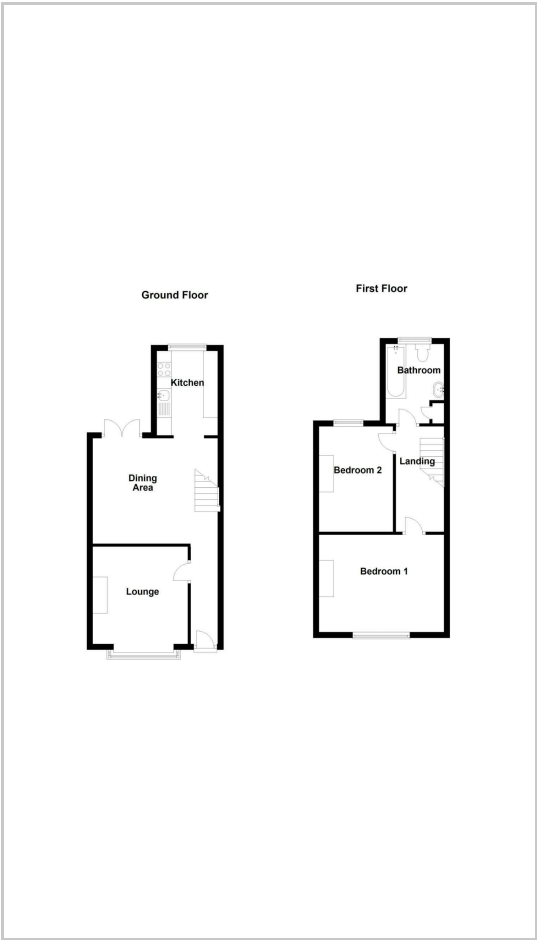
BATHROOM 9'0"X 6'9" (2.74X 2.06)

REAR GARDEN

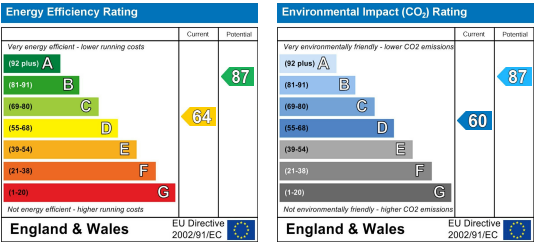
Area Map



Floor Plans



Energy Efficiency Graph



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.

**THINKING OF SELLING?** 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.