



## McLeod Road, Abbey Wood

London, SE2 0BP

Offers In Excess Of £700,000-





# Mcleod Road, Abbey Wood

## DESCRIPTION

Nestled on a corner plot, this unique property, cherished by the same family for over 40 years, offers spacious living arrangements.

Upon entry through the inviting hallway, you're greeted by a generously sized kitchen/diner, seamlessly connected to a spacious rear garden featuring a sizable decked seating area. The ground floor boasts two additional reception rooms, with the front reception enjoying the advantage of a charming corner bay window.

Ascending to the first floor, you'll discover three double bedrooms and a substantial bathroom complete with a 4pc suite, including a luxurious freestanding bath and a separate enclosed shower.

Externally, the property offers off-road parking at the front, complemented by a garage to the rear. The garden, predominantly lawn, includes a large decked seating area for outdoor enjoyment.

Nestled in the sought-after CO OP Estate, the property enjoys convenient proximity to local amenities, including Abbey Wood Station and The Elizabeth Line within a mile, as well as bus links, medical facilities, local shops, and schools.

Contact Hunters on 020 8311 1000 to schedule an internal viewing.



# ROOMS

ENTRANCE HALL

LIVING ROOM

15'10 x 13'2

DINING ROOM

14' x 11'5

KITCHEN/DINER

21'7 x 13'

FIRST FLOOR LANDING

BEDROOM ONE

13'11 x 12'2

BEDROOM TWO

13'3 x 12'2

BEDROOM THREE

13'9 x 11'1

BATHROOM

REAR GARDEN

60' x 33'

GARAGE

19'8 x 15'8

PARKING

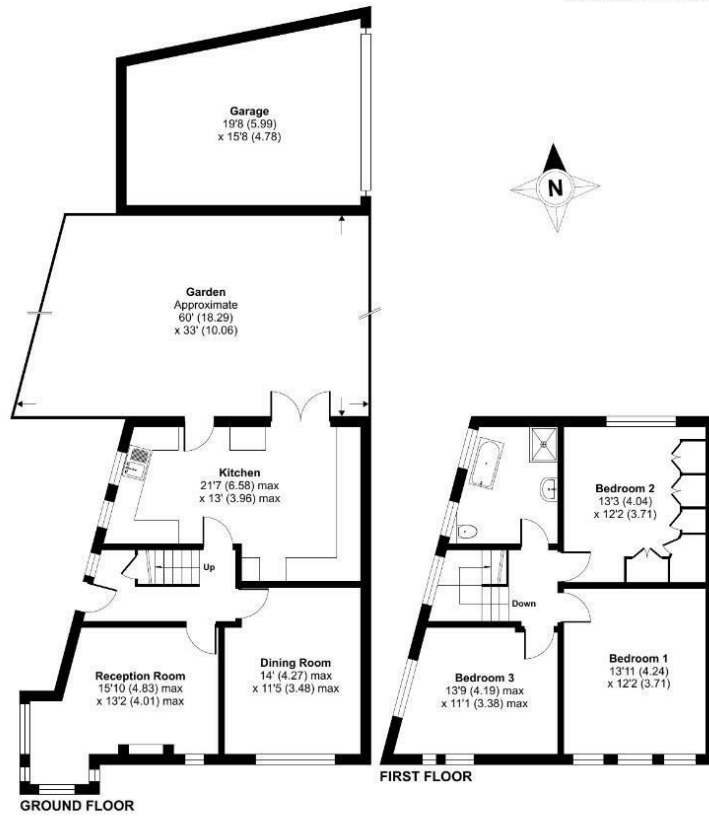




## McLeod Road, London, SE2

Approximate Area = 1266 sq ft / 117.6 sq m  
Garage = 269 sq ft / 24.9 sq m  
Total = 1535 sq ft / 142.5 sq m

For identification only - Not to scale

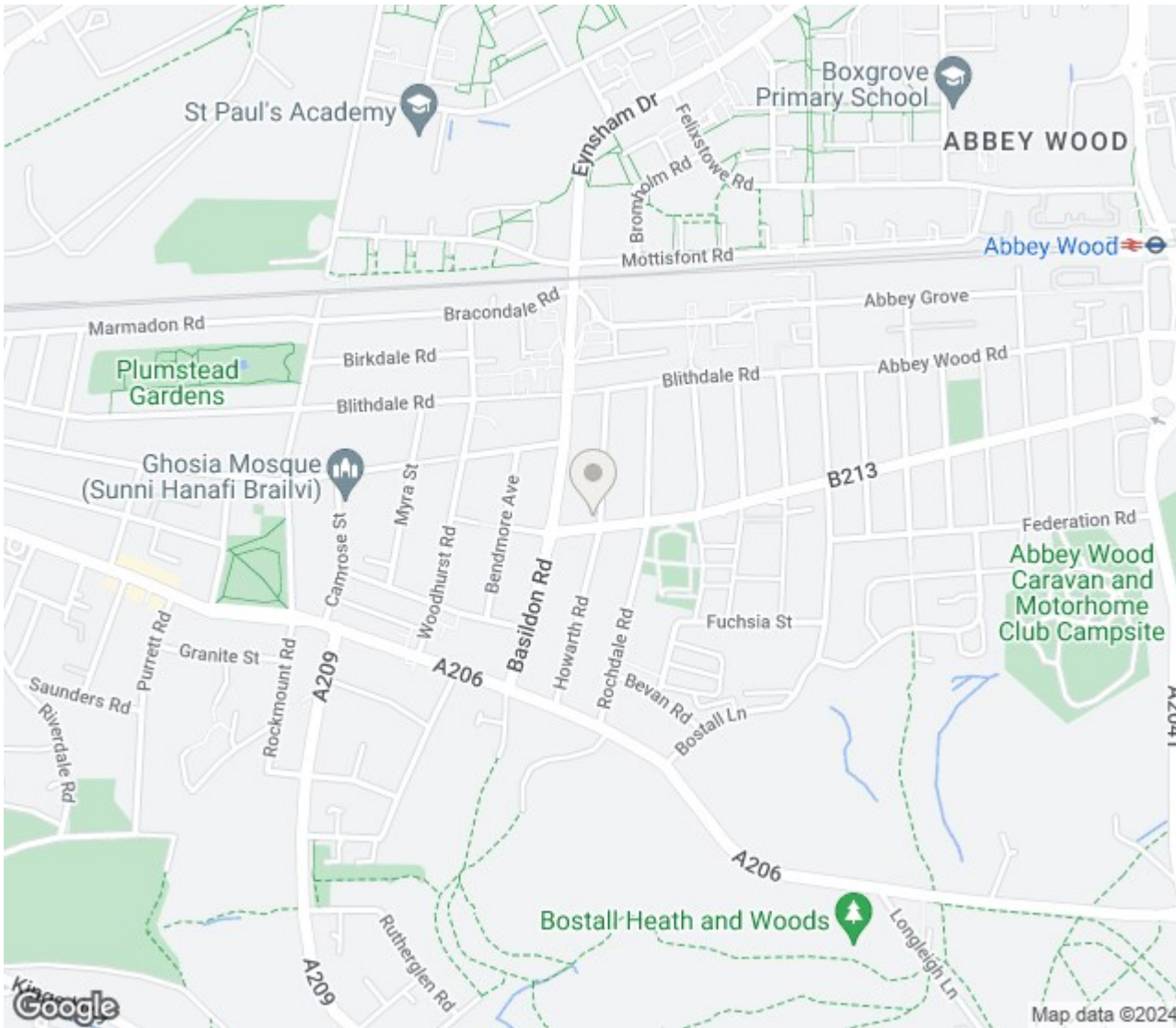


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nichesom 2023.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**19-21 Wilton Road, Abbey Wood, London, SE2 9RH | 020 8311 1000**  
**| [abbeywood@hunters.com](mailto:abbeywood@hunters.com)**











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.