



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 The View, London, SE2 0DX

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Guide Price £490,000-£525,000

**THE VIEW, UPPER ABBEY WOOD - FOUR BEDROOMS - TWO RECEPTIONS - POPULAR LOCATON AND Offered with No Onward Chain!**  
Welcome to your future home! This family abode, built circa 1930s, offers an inviting atmosphere, perfect for creating lasting memories. While some updating is needed, this home's charm, location, and potential make it a great opportunity.

As you enter, you'll find two spacious reception rooms, ideal for gatherings or simply relaxing with loved ones. The kitchen on the ground floor is functional and well-equipped, offering practicality for everyday use.

Upstairs, you'll discover four comfortable bedrooms, providing peaceful retreats for restful nights in addition to the family bathroom.

Outside, the property features a good-sized rear garden with a tree and shrub borders, providing privacy and a pleasant outdoor space. Off-street parking is available for your convenience.

Located near Nuxley Village, you'll find shops, hairdressers, chemists and medical facilities within easy reach. Good primary and secondary schools are nearby, along with the Belvedere Beach Playground and Belvedere Recreation Ground for outdoor leisure activities.

Public transportation options are convenient, with bus stops nearby providing access to Abbey Wood Station and The Elizabeth Line, as well as other destinations like Erith, Bexleyheath, Woolwich, and Queen Elizabeth Hospital.

Lesnes Abbey Woods, a tranquil natural area, is just at the end of the road, offering opportunities for leisurely walks and enjoying nature's beauty.

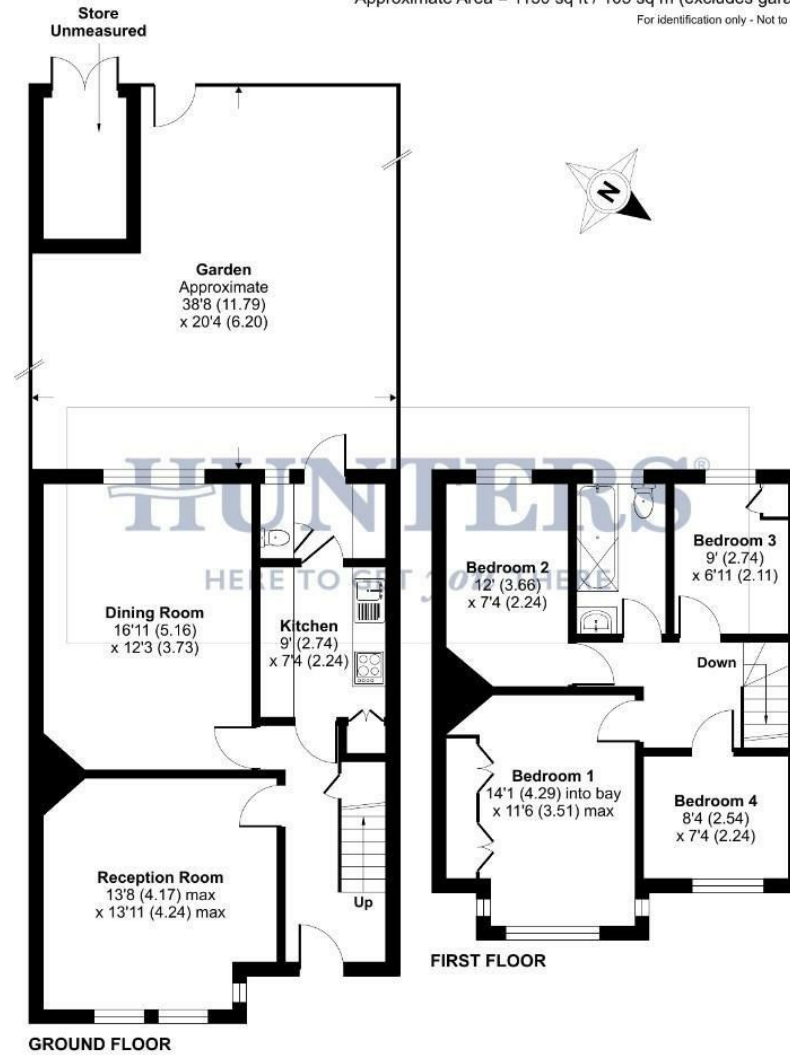
Contact us today to schedule a viewing!

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# Abbey Wood, London, SE2

Approximate Area = 1130 sq ft / 105 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilghath. REF: 1108857

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**ENTRANCE HALL**

**LOUNGE**  
13'11 x 13'8

**DINING ROOM**  
16'11 x 12'3

**KITCHEN**  
9' x 7'4

**OUTSIDE WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
14'1 (into bay) x 11'6

**BEDROOM TWO**  
12' x 7'4

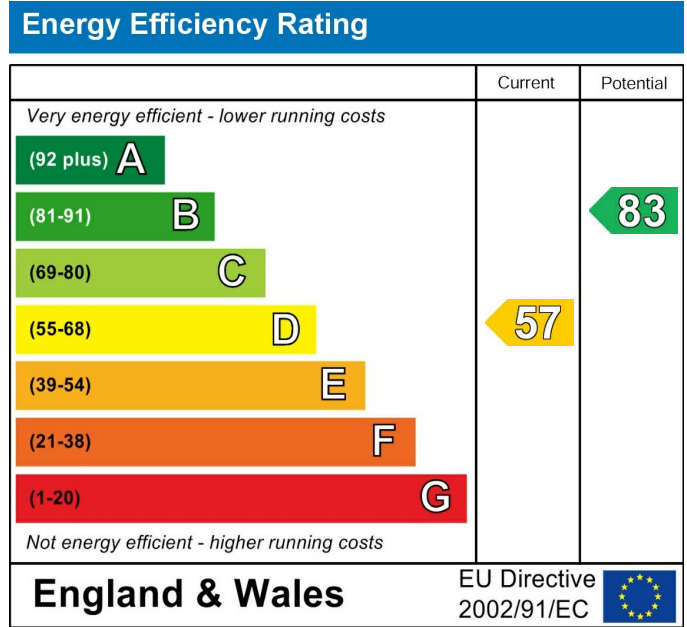
**BEDROOM THREE**  
9' x 6'11

**BEDROOM FOUR**  
8'4 x 7'4

**BATHROOM**

**GARDEN**  
38'8 x 20'4

**OFF ROAD PARKING**



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.

