



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

27 Chancelot Road, Abbey Wood, SE2 0NB

P  
Blue  
Permitted Holders only  
8.00am - 6.00pm

27 Chancelot Road, Abbey Wood, SE2 0NB

Guide Price £450,000-£460,000

Welcome to this charming property nestled in the heart of the coveted Co Op Estate, boasting a prime location on a popular tree-lined road.

As you step inside, you're greeted by a lounge, leading to the dining room, perfect for relaxing with family or entertaining guests. The home features three generously-sized double bedrooms, offering ample space for rest and relaxation.

The fitted kitchen provides a delightful space for culinary creativity, Additionally, the ground floor bathroom boasts a 4-piece suite, ensuring both style and convenience.

Outside, the low maintenance rear garden beckons with its tranquil ambiance, complete with a decked seating area ideal for al fresco dining or enjoying the sunshine. A handy shed provides convenient storage space for outdoor essentials.

Convenience is key with this property, as it's just 0.4 miles away from Abbey Wood Station and The Elizabeth Line, offering swift access to London and beyond. Plus, you'll find a plethora of local amenities nearby, including the convenience of Sainsbury's Supermarket and the educational excellence of Alexander McLeod Primary School. Moreover, nature enthusiasts will appreciate the close proximity to Lesnes Abbey Woods and Ancient Ruins, offering a serene escape amidst historical charm.

With its convenient location, comfortable living spaces, and proximity to nature's beauty, this property is a true gem waiting to be discovered. Don't miss out on the opportunity to make it your own! Schedule a viewing today and envision the possibilities of life in this desirable neighbourhood.

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# Chancelot Road, London, SE2

Approximate Area = 989 sq ft / 91.8 sq m

Storage = 100 sq ft / 9.2 sq m

Total = 1089 sq ft / 101 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevellyheath. REF: 1125702

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			
		58	76
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**ENTRANCE HALL**

**THROUGH LOUNGE**

14'0 x 13'5

**KITCHEN**

11'1 x 9'0

**BATHROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'0 x 13'4

**BEDROOM TWO**

11'6 x 8'6

**BEDROOM THREE**

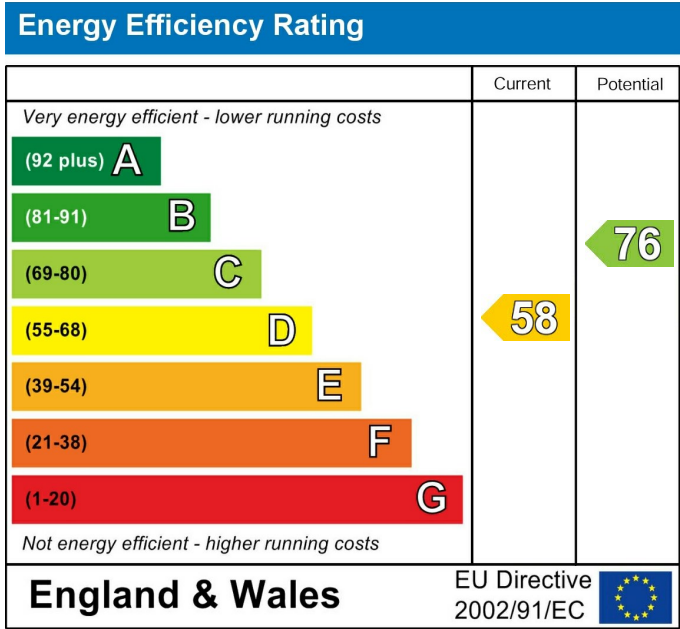
11'6 x 9'1

**GARDEN**

33'0 x 14'9

**STORAGE**

11'11 x 8'3



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.







