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HERE TO GET *you* THERE

27 Chancelot Road, Abbey Wood, SE2 0NB

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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.

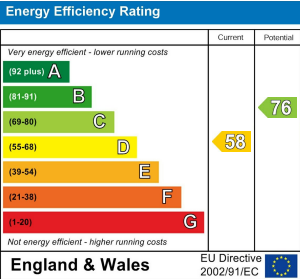
Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

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). © richcom 2024. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1125702



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

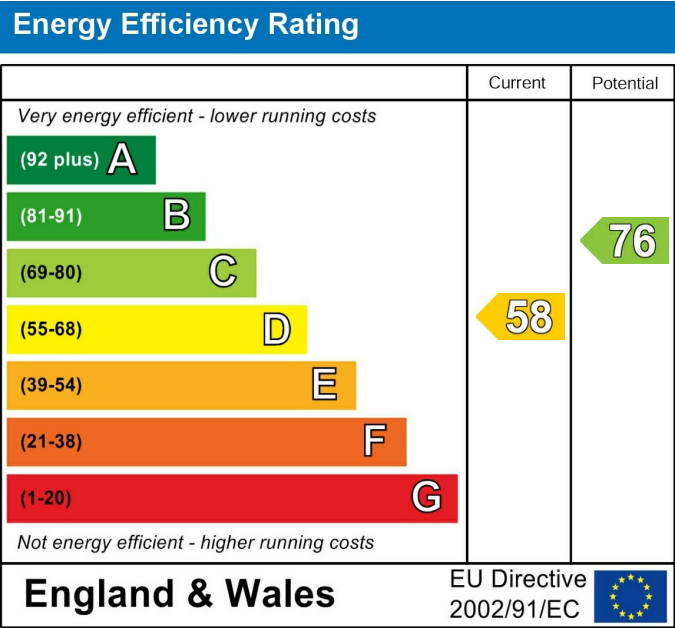
11'6 x 9'1

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.









