



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

**Boxgrove Road, London | Asking Price £350,000**  
**Call us today on 020 8311 1000**





### 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.



Are you looking for a property to make your own? This three-bedroom family home, in need of complete refurbishment, offers a fantastic opportunity to create your dream home. Nestled in a prime location just 0.5 miles from Abbey Wood Station, this house provides the perfect blend of convenience and potential.

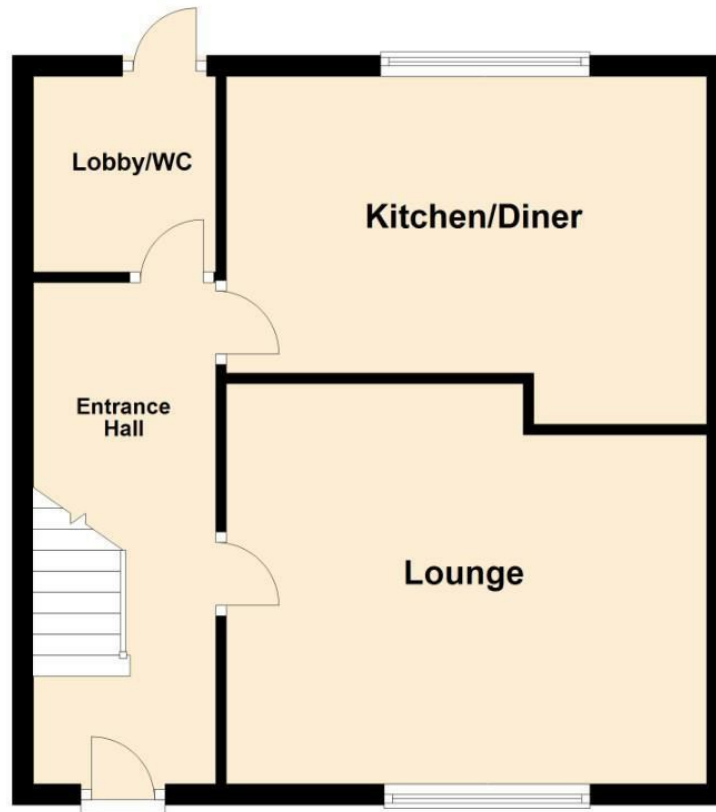
This home features three generously sized bedrooms, providing ample space for the entire family. The kitchen diner is a spacious area perfect for family meals and entertaining, ready to be transformed into a modern culinary haven. The good-sized lounge offers a welcoming living space with plenty of room for relaxation and gatherings. Additionally, there is potential for off-road parking, subject to the necessary planning permissions, offering the convenience and security of private parking.

Situated just 0.5 miles from Abbey Wood Station and The Elizabeth Line, this property offers excellent transport links and easy commuting options. It is also close to local schools including Boxgrove Primary School, De Lucy Primary School, St Thomas A Becket Primary School, and St Paul's Academy, ensuring quality education options for your children. Conveniently located near local shops, the property provides easy access to daily essentials. Furthermore, it is well-connected to Woolwich, Thamesmead Town Centre, Bexleyheath, Belvedere, Erith, and Greenwich via excellent bus links, making travel and commuting a breeze.

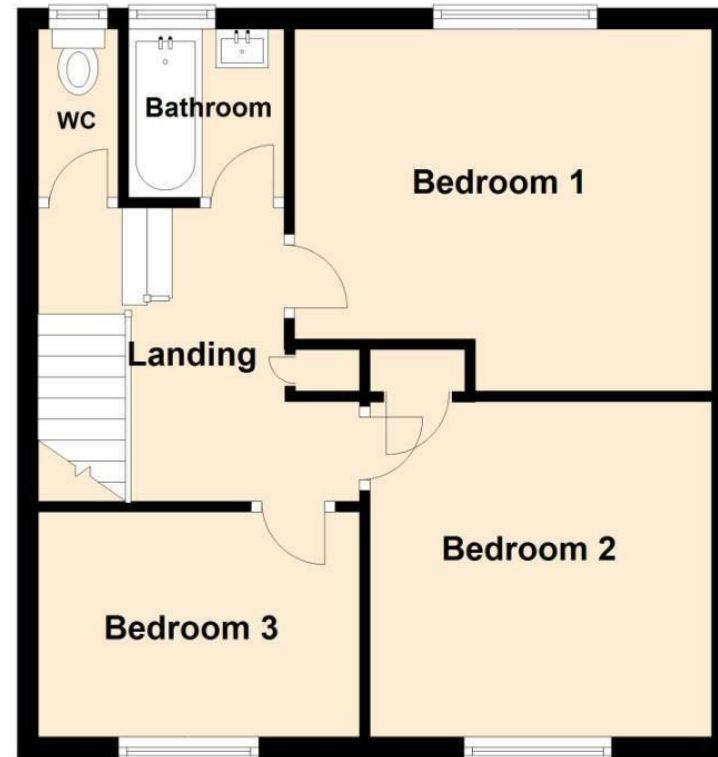
This property is an unmissable opportunity for those looking to invest in a refurbishment project and create a beautiful family home tailored to their personal tastes. Don't miss out on the potential this home offers in a sought-after location. Contact us today to arrange a viewing and start envisioning the possibilities!

Entrance Hall	Separate W.C.
Lounge 15'10 x 10'95	Garden
Kitchen/Diner 14'96 x 9'39	
Lobby 5'75 x 5'7	
Landing	
Bedroom One 13'2 x 9'7	
Bedroom Two 10'62 x 10'84	
Bedroom Three '92 x 10'4	
Bathroom 5'7 x 5'4	

## Ground Floor



## First Floor



For illustrative purposes only  
Plan produced using PlanUp.

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.

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