



HUNTERS[®]
HERE TO GET *you* THERE

25 Overton Road, Abbey Wood, SE2 9SH

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Guide Price £300,000

This well-presented two-bedroom first floor maisonette is ideally located just 0.1 miles from Abbey Wood Station and the Elizabeth Line, ensuring unparalleled connectivity for commuters and travelers alike.

Off of the first floor landing you are greeted by a spacious and inviting living area perfect for relaxation and entertaining guests. The property features two double bedrooms, both offering ample space and comfort, making it ideal for small families or professionals. The modern fitted kitchen will cater to all your culinary needs. Additionally, the well-appointed family bathroom provides both functionality and style.

Residents will also enjoy a communal garden, providing a shared outdoor space perfect for relaxation and leisure activities. The property includes a private garage, offering secure parking or additional storage for convenience and peace of mind.

The location boasts excellent transport links, with numerous bus routes to Woolwich, Greenwich, the O2, Bexleyheath, Belvedere, Erith, and beyond, making travel easy and efficient. Local amenities are within close proximity, ensuring that shops and daily essentials are always within reach. The property is also near the historic Lesnes Abbey Wood and Ruins, as well as beautiful green spaces, perfect for outdoor enthusiasts and history buffs alike.

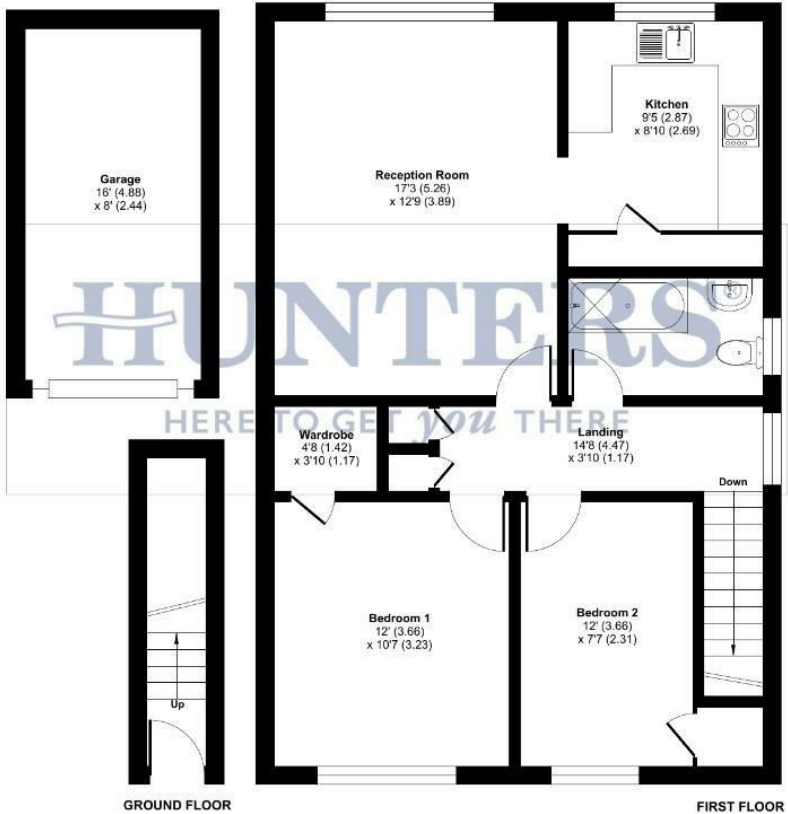
This maisonette is perfect for first-time buyers looking for a comfortable and convenient home or for those seeking a lucrative investment opportunity.

Don't miss out on this fantastic property offering comfort, convenience, and connectivity in the heart of Abbey Wood. **Contact us today to arrange a viewing!**

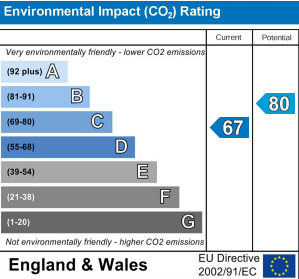
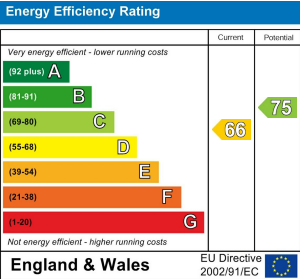
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Overton Road, SE2

Approximate Area = 792 sq ft / 73.6 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 920 sq ft / 85.5 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). © Richecom 2024.
Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1159048



ENTRANCE

LOUNGE

17'3 x 12'9

KITCHEN

9'5 x 8'10

BEDROOM ONE

12'0 x 10'7

BEDROOM TWO

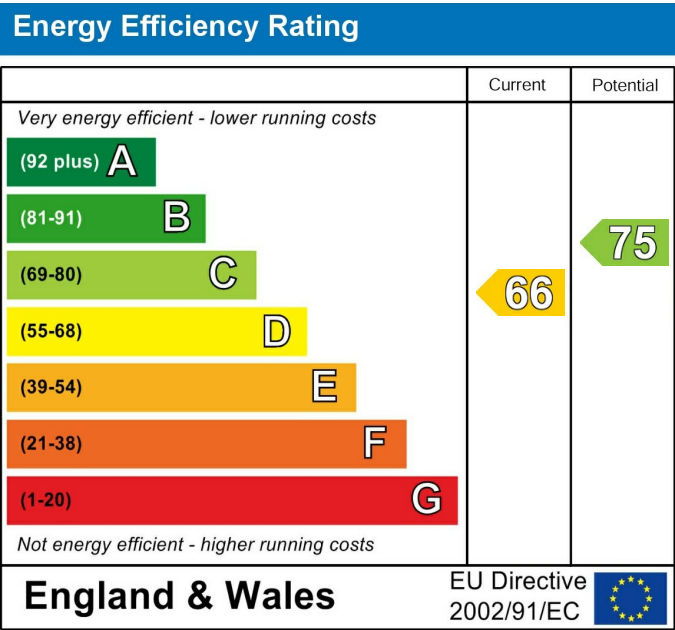
12'0 x 7'7

BATHROOM

GARAGE

16'0 x 8'0

GARDEN



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.





