



HUNTERS[®]
HERE TO GET *you* THERE

72 Coptefield Drive, Priory Gardens, Kent, DA17 5RL

72 Coptefield Drive, Priory Gardens, Kent, DA17 5RL

Guide Price £475,000-£500,000

Welcome to this four-bedroom detached family home, perfectly nestled in the popular Priory Gardens development. This property boasts a spacious lounge that opens directly to the rear garden, creating a seamless indoor-outdoor living experience. Adjacent to the lounge is a formal dining room, ideal for hosting family gatherings and entertaining guests. The well-appointed fitted kitchen is designed to meet all your culinary needs, and a convenient ground floor WC completes the ground level layout.

The first floor offers four generously sized bedrooms. The primary bedroom features its own en-suite bathroom, providing a private retreat for relaxation. The additional three bedrooms share a family bathroom, ensuring ample space and convenience for a growing family.

Externally, the property impresses with both front and rear gardens, offering plenty of outdoor space for gardening, recreation, and leisure. A garage located to the side of the house, along with parking in front, provides secure storage and parking solutions. Additionally, the property benefits from solar panels, providing energy efficiency and potential cost savings on electricity bills.

Situated in an ideal location, this home benefits from proximity to local amenities and excellent bus links to Abbey Wood, Erith, Thamesmead, and Woolwich. Abbey Wood Station is just 0.6 miles away, making commuting a breeze. Nature enthusiasts will appreciate the nearby Lesnes Abbey Woods and the historic ruins, perfect for scenic walks and outdoor adventures.

Offered with no onward chain, this property presents a unique opportunity for buyers looking to customize and update their new home to their own tastes and preferences. While it requires some updating and work, this house has great potential to become a stunning family home. Don't miss the chance to make this delightful house your forever home.

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

Ground Floor



First Floor



For illustrative purposes only
Plan produced using PlanUp.

| 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 | | |
| | 67 | 72 |
| | EU Directive 2002/91/EC | |
| | England & Wales | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| | | |
| | EU Directive 2002/91/EC | |
| | England & Wales | |

ENTRANCE HALL

LOUNGE

17'9 x 10'8

DINING ROOM

9'6 x 8'9

KITCHEN

9'4 x 8'6

GROUND FLOOR WC

FIRST FLOOR LANDING

PRIMARY BEDROOM

12'5 x 10'9

EN-SUITE

BEDROOM TWO

11'10 x 8'7

BEDROOM THREE

9'6 x 9'4

BEDROOM FOUR

9'6 x 8'3

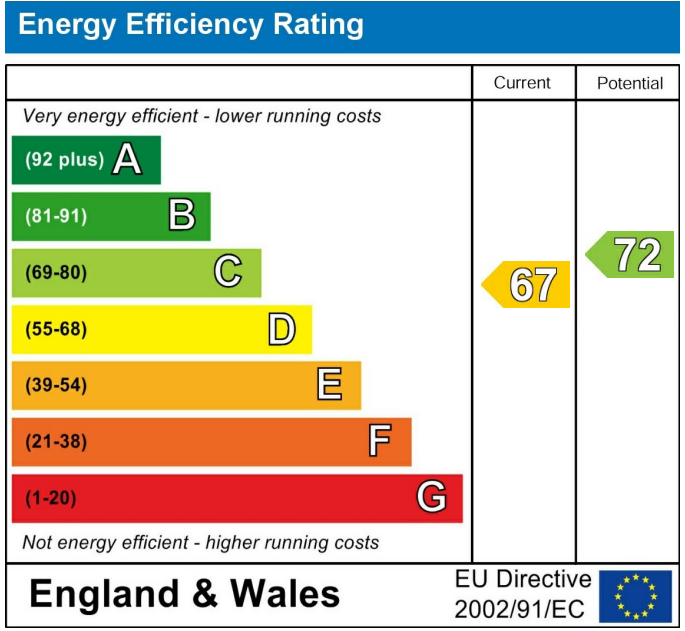
BATHROOM

6'6 x 5'3

FRONT GARDEN

REAR GARDEN

GARAGE



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.







