



HUNTERS®

HERE TO GET *you* THERE

77 New Road, London, SE2 0PN

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Guide Price £650,000 - £725,000

Welcome to this charming five-bedroom house, located on one of the most sought-after roads in Abbey Wood. Built c1930 and thoughtfully extended over time, this property offers a perfect blend of character and modern living.

Upon entering the hallway, you'll be greeted by an open-plan living space on the ground floor, providing a seamless flow between the living, dining, and kitchen areas. This layout is ideal for entertaining guests or simply enjoying quality time with your family.

One of the standout features of this property is the convenience it offers. With parking available, you won't have to worry about finding a spot after a long day. The garden provides a lovely outdoor space where you can relax and unwind, perfect for summer barbecues or quiet evenings.

Abbey Wood Station is just 0.7 miles away which offers quick connections to Central London, Canary Wharf, and beyond, and there are excellent bus links to Bexleyheath, Erith, Belvedere, Thamesmead, Woolwich, and Queen Elizabeth Hospital, making commuting and accessing amenities effortless. The property is also within easy reach of Primary, Secondary, and Grammar schools, ideal for families prioritising education.

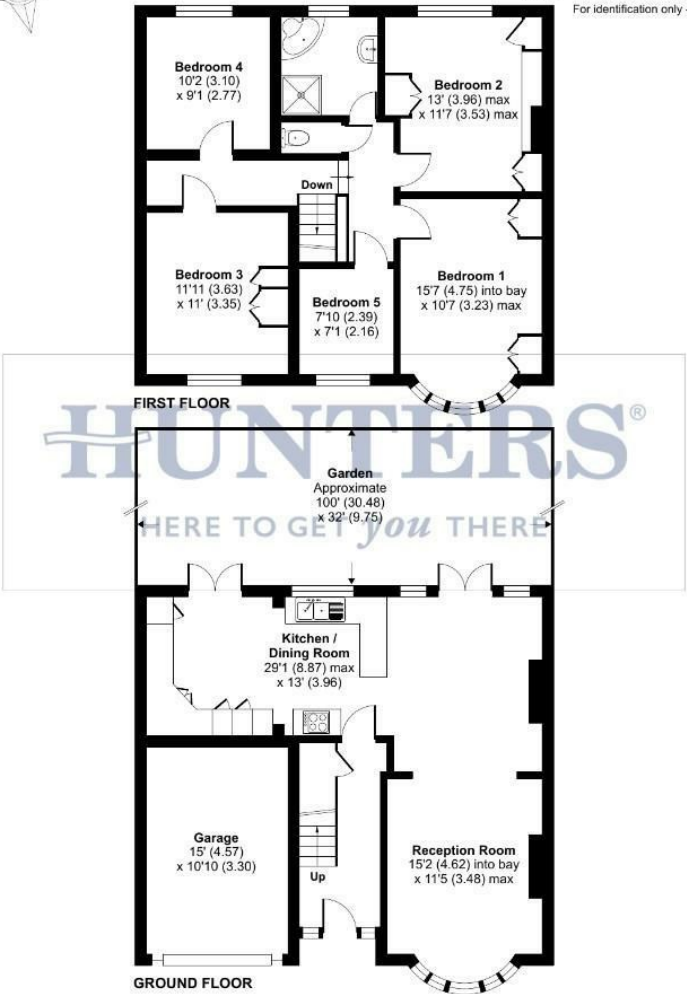
Local amenities, including shops, parks, and leisure facilities, are all within easy reach, making day-to-day living a breeze. Whether you're commuting to work or enjoying the local area, everything you need is close at hand.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.

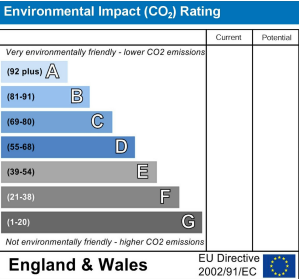
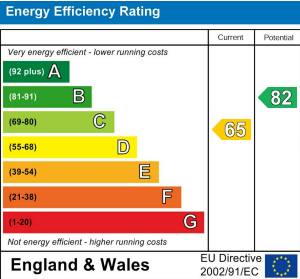
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New Road, London, SE2

Approximate Area = 1382 sq ft / 128.4 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1543 sq ft / 143.3 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.
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ENTRANCE HALL

RECEPTION ROOM

15'2 x 11'5

KITCHEN/DINING ROOM

29'1 x 13'0 (maximum)

FIRST FLOOR LANDING

BEDROOM ONE

15'7 x 10'7

BEDROOM TWO

13'0 x 11'7

BEDROOM THREE

11'11 x 11'0

BEDROOM FOUR

10'2x 9'1

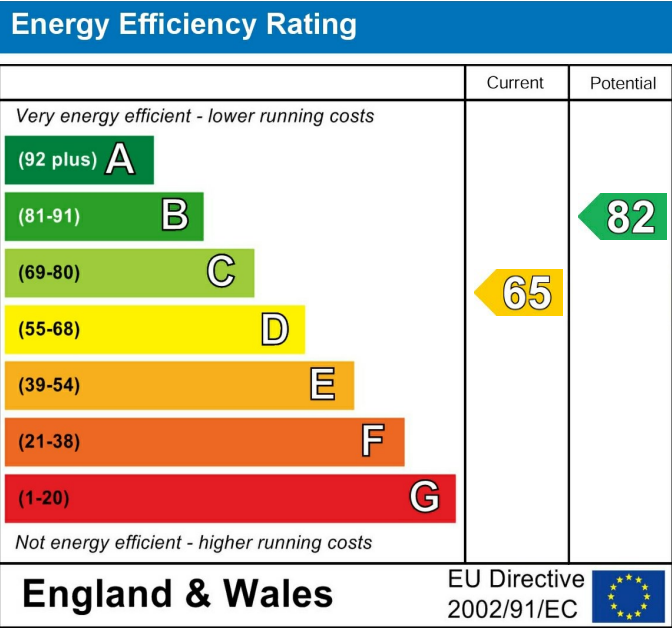
BEDROOM FIVE

7'10 x 7'1

BATHROOM

GARDEN

100'0 x 32'0 approximate



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.



