



**HUNTERS**<sup>®</sup>  
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12 Birkdale Road, London, SE2 9HX

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Guide Price £450,000-£475,000

This recently redecorated four-bedroom semi-detached home offers the perfect balance of convenience and comfort, ideally located less than a mile from Abbey Wood Station and the Elizabeth Line, ensuring seamless travel across London and beyond.

Upon entering, you are greeted by a through lounge leading to a newly installed, modern kitchen/diner with direct access to the rear garden. The ground floor also benefits from a bedroom with an en-suite shower room, adding practicality to the home.

Upstairs, you'll find a further three bedrooms and a family bathroom, perfect for accommodating a growing family.

The rear garden provides a peaceful retreat with potential for off-road parking (STPP), offering added convenience.

Situated close to Plumstead Gardens and Children's Playground, this home is also ideally located near Bannockburn Primary School and Nursery, making it an excellent choice for families.

With bus links to Woolwich Arsenal (DLR), North Greenwich, Erith, Bexleyheath, and Bluewater Shopping Centre, as well as easy access to Plumstead High Street, this property boasts exceptional connectivity to local amenities and transport hubs.

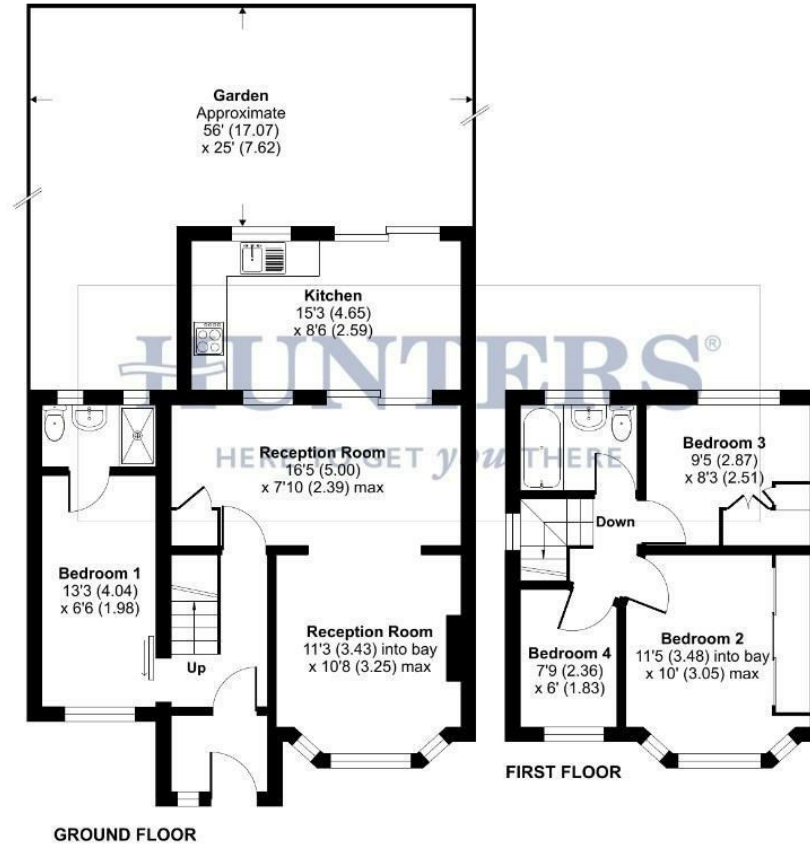
This property is offered with no onward chain, making it a fantastic opportunity for a hassle-free move. Don't miss out—schedule a viewing today!

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
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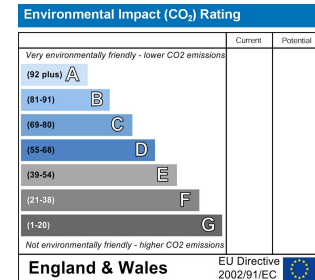
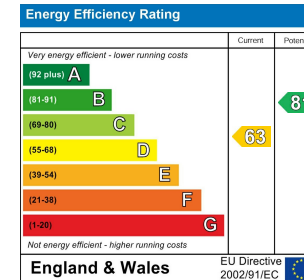
# Birkdale Road, London, SE2

Approximate Area = 915 sq ft / 85 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). © richiecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilleheath. REF: 1181955



**ENTRANCE PORCH**

**ENTRANCE HALL**

**RECEPTION AREA**

11'3 (into bay) x 10'8

**2ND RECEPTION AREA**

16'5 x 7'10

**KITCHEN/DINER**

15'3 x 8'6

**BEDROOM ONE**

13'3 x 6'6

**EN-SUITE**

**FIRST FLOOR LANDING**

**BEDROOM TWO**

11'5 x 10'0

**BEDROOM THREE**

9'5 x 8'3

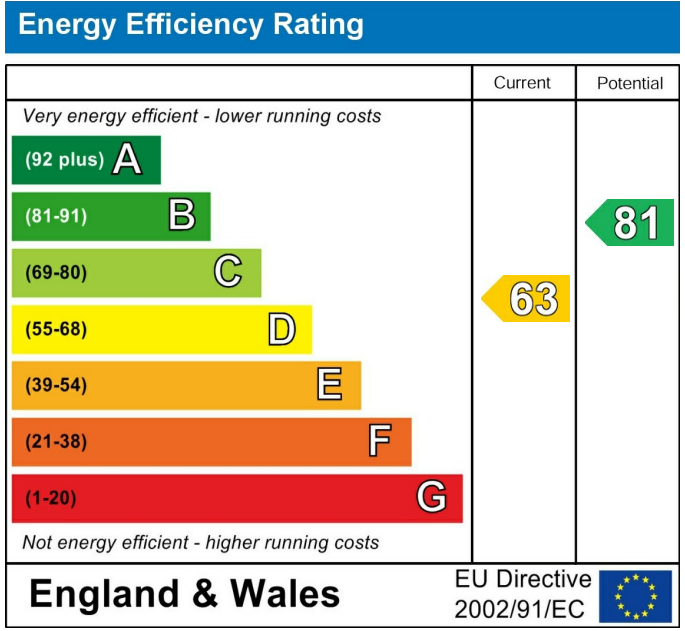
**BEDROOM FOUR**

7'9 x 6'0

**BATHROOM**

**REAR GARDEN**

56'0 x 25'0



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.













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