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124 Abbey Grove, London, SE2 9EP

ABBAY GROVE s

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## Abbey Grove, Abbey Wood

Guide Price £440,000-£460,000

This charming two-bedroom period family home offers a blend of modern living and traditional character and is offered with no forward chain. The property features a spacious open-plan living and kitchen area, well presented with stripped wood flooring that adds warmth and elegance. Upstairs, there are two generously sized double bedrooms and a well-appointed first-floor bathroom. The rear garden provides a lovely outdoor space, complete with a seating area surrounded by tree and shrub borders, perfect for relaxing or entertaining.

Situated on a highly sought-after road, this home enjoys a prime location with excellent transport links. Abbey Wood Station is conveniently located less than half a mile away, offering easy access to The Elizabeth Line for fast and efficient commutes to central London and beyond. Additionally, a variety of bus routes serve nearby areas such as Woolwich, Bexleyheath, Thamesmead, and North Greenwich, ensuring you're well-connected to the rest of the city.

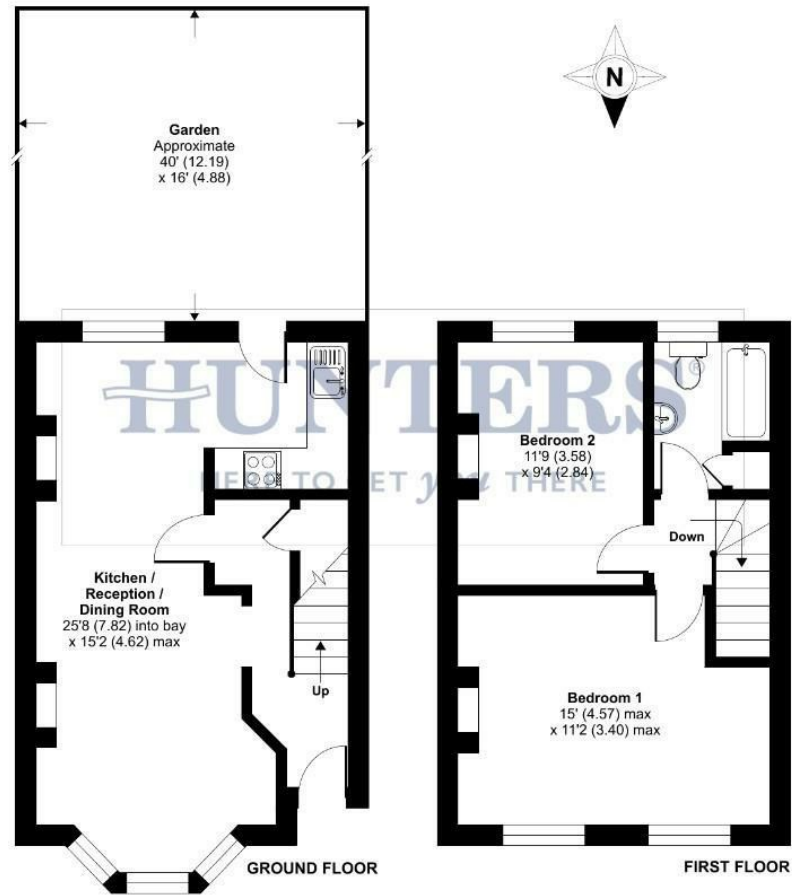
The surrounding area is ideal for families, with a range of local amenities including shops and the highly regarded Alexander McLeod Primary School. For outdoor enthusiasts, Lesnes Abbey Woods and the historic Lesnes Abbey Ruins are just a short distance away, offering scenic walks, wildlife spotting, and a peaceful retreat. This property is perfect for those seeking both convenience and tranquility.

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

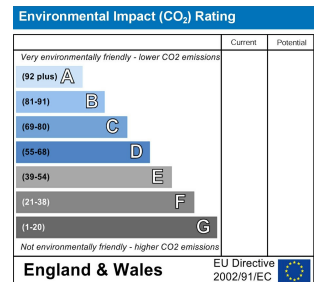
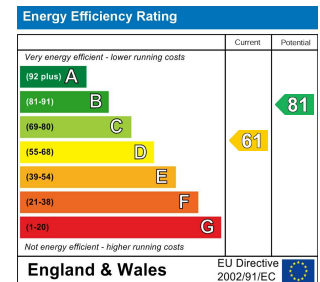
# Abbey Grove, London, SE2

Approximate Area = 719 sq ft / 66.7 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). © richcomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevelyheath. REF: 1191787



**ENTRANCE HALL**

**OPEN PLAN LIVING AREA /KITCHEN**

25'8 (measured into bay) x 15'2

**LANDING**

**BEDROOM ONE**

15'0 x 11'2

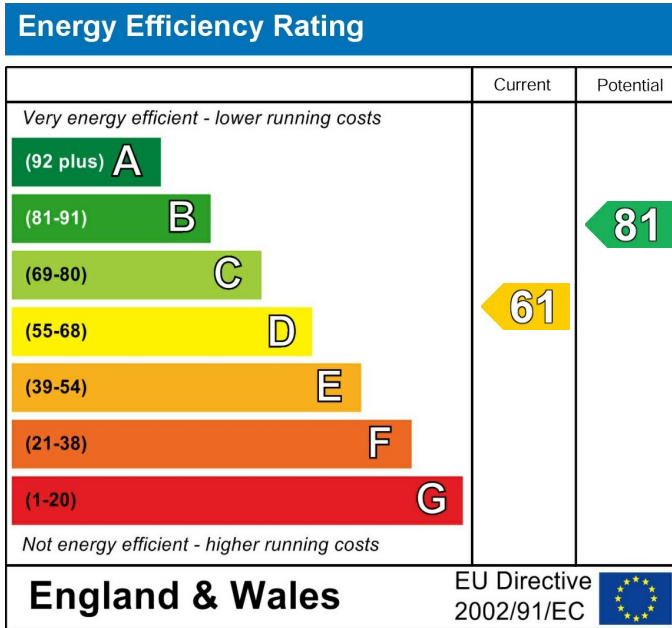
**BEDROOM TWO**

11'9 x 9'4

**BATHROOM**

**GARDEN**

40'0 x 16'0



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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