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47 Smithies Road, London, SE2 0TF

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Guide Price £400,000

This delightful two-bedroom period terrace, located on the desirable Smithies Road in Abbey Wood, is now available for sale. Full of character and offering spacious living, this property is perfect for buyers seeking a well-located home with great potential.

The ground floor features a spacious through-lounge, providing a versatile and open living and dining area, ideal for both family life and entertaining guests. The adjacent kitchen offers plenty of scope for modernization and leads directly to the private rear garden – a lovely outdoor space ready for you to create your own oasis for relaxing or gardening. The property also benefits from the convenience of a downstairs WC.

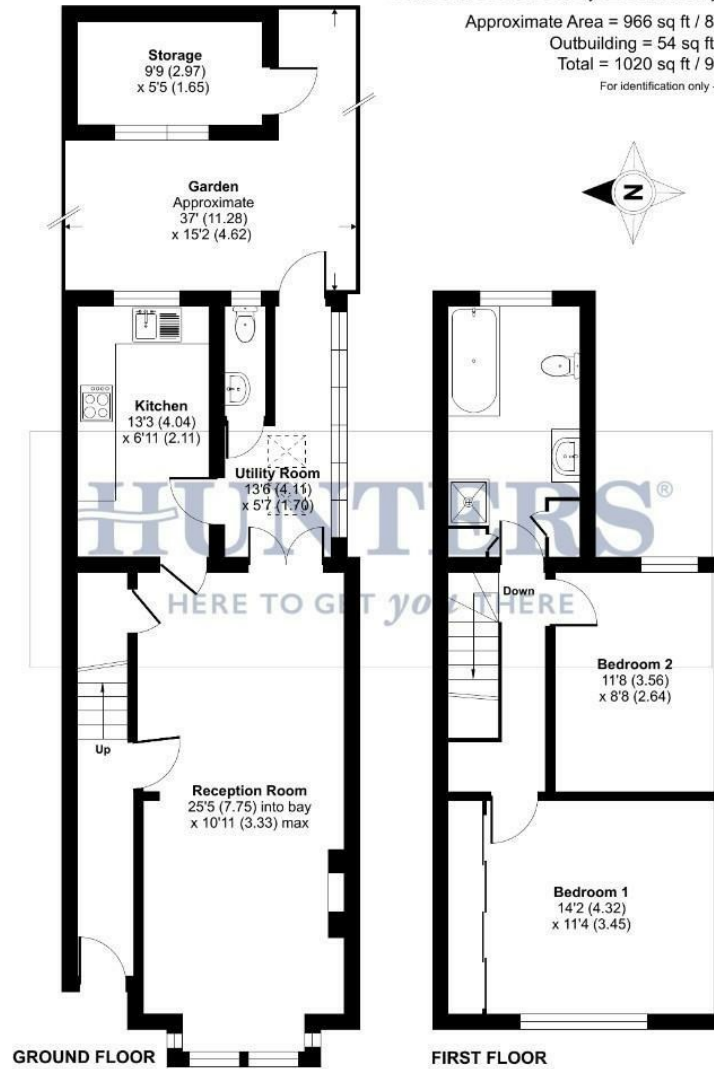
Upstairs, the property boasts two generously sized bedrooms, offering ample space for comfortable living. The large family bathroom is also located on this level, providing plenty of room and the potential for further updates to suit your style.

Conveniently positioned just 0.6 miles from Abbey Wood station, the property benefits from easy access to the Elizabeth Line, making commuting to Central London and beyond quick and simple. The house is also close to local amenities, parks, and schools, offering the perfect blend of quiet suburban living with great connectivity.

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Smithies Road, London, SE2

Approximate Area = 966 sq ft / 89.7 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1020 sq ft / 94.7 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). © richdcom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevleyheath. REF: 1201033

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			
		66	84
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

RECEPTION ROOM

25'5" x 10'11"

KITCHEN

13'5" x 5'6"

UTILITY ROOM

13'5" x 5'6"

BEDROOM 1

14'2" x 11'3"

BEDROOM 2

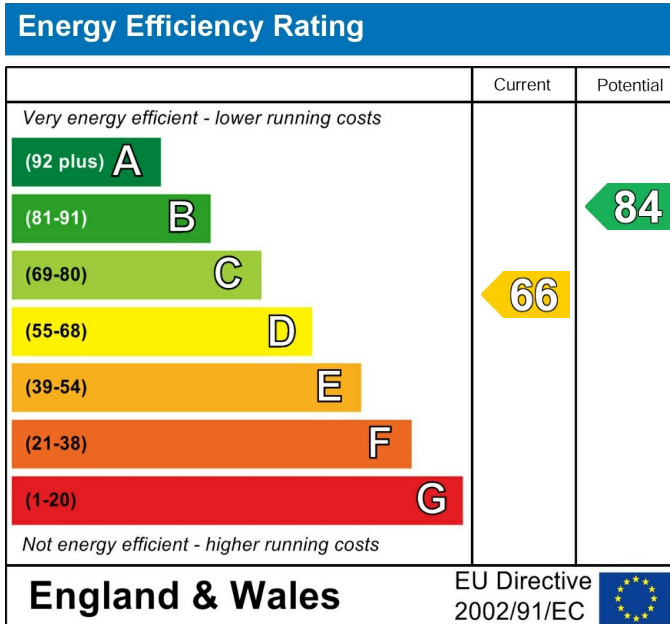
11'8" x 8'7"

GARDEN

37'0" x 15'1"

GARDEN STORAGE

9'8" x 5'4"



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.







