



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

63 Rochdale Road, Abbey Wood, SE2 0XE

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Asking Price £450,000

This charming three-bedroom period home is nestled within the popular Co Op Estate. This property strikes the perfect balance for those seeking both heritage and contemporary living. The inviting through lounge is ideal for family gatherings or quiet evenings, effortlessly flowing into a fitted kitchen. The ground floor also features a thoughtfully placed bathroom, offering easy access and convenience for guests and residents alike.

Upstairs, the first floor boasts three bedrooms, each providing ample space for relaxation and rest. These rooms are versatile, with plenty of scope for personalisation, ensuring that whether you're accommodating a growing family or setting up a home office, there's flexibility to meet your needs. The enclosed rear garden provides a serene outdoor space, perfect for dining al fresco, gardening, or simply unwinding in your own personal retreat.

The property's location is one of its most compelling features. Just a short distance away you'll find Bostall Gardens and playground. For those needing to commute or travel, the area is well-served by an extensive network of bus routes that connect to nearby Thamesmead, Erith, and Woolwich, as well as the DLR. The convenience continues with proximity to Queen Elizabeth Hospital and North Greenwich, ensuring all your essential amenities are within easy reach.

For those commuting to the city, Abbey Wood Station, just 0.7 miles away, provides easy access to the Elizabeth Line, offering fast and efficient transport links into central London and beyond. Additionally, nature lovers will appreciate the nearby Lesnes Abbey Woods and the historical ruins, perfect for weekend explorations or a peaceful retreat amidst nature. Families will also benefit from being within close distance of Alexander McLeod Primary School, making the home an excellent choice for those with children.

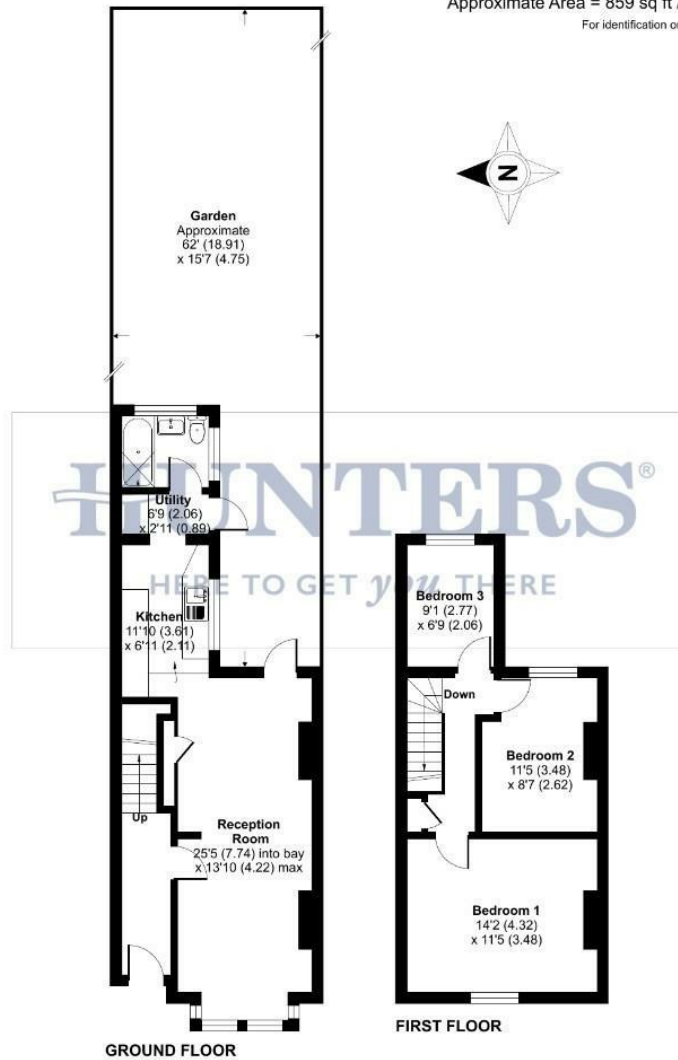
Overall, this property offers a peaceful, family-friendly community with excellent transport links and access to nature.

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# Rochdale Road, London, SE2

Approximate Area = 859 sq ft / 79.8 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). © richacomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Beville Heath. REF: 1201409

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**ENTRANCE HALL**

**THROUGH LOUNGE**

25'5 x 13'10

**KITCHEN**

11'10 x 6'11

**BATHROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'2 x 11'5

**BEDROOM TWO**

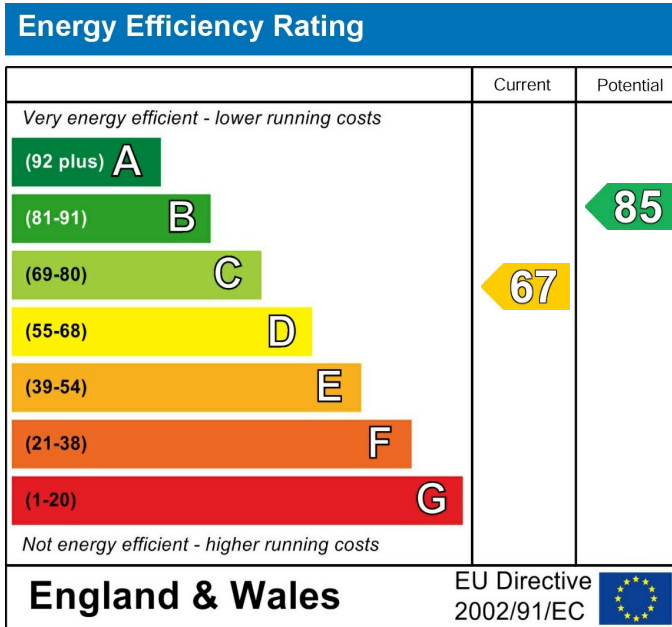
11'5 x 8'7

**BEDROOM THREE**

9'1 x 6'9

**GARDEN**

62'0 x 15'7



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.





