



Luffield Road, Abbey Wood, London, SE2 9JL

- 0.4 MILES TO ABBEY WOOD STATION
- KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZE BEDROOMS
- FIRST FLOOR BATHROOM
- EPC RATING C
- GUIDE PRICE £425,000-£450,000
- SPACIOUS LOUNGE
- GROUND FLOOR WC
- DETACHED GARAGE
- TOTAL FLOOR AREA 91 SQM

Guide Price £425,000



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DESCRIPTION

Guide Price £425,000-£450,000. This spacious three-bedroom end-terrace property is perfectly situated just 0.4 miles from Abbey Wood Station, offering convenient Southeastern, Thameslink, and Elizabeth Line services. Ideal for commuters and families alike, this home is a must-see.

The ground floor boasts a kitchen/breakfast room, a comfortable lounge with direct access to the rear garden, and the added convenience of a ground floor WC. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, making it a practical and inviting space for everyday living.

Outside, the rear garden offers a private retreat, while the property also benefits from a garage and off-road parking directly in front. The location ensures easy access to local amenities, including doctors, dentists, and a Sainsbury's supermarket. Families will appreciate the close proximity to highly regarded schools, such as Boxgrove, De Lucy, St Thomas a Becket Primary Schools, St Paul's Academy, and Harris Garrard Academy.

The area is well-served by bus links, connecting you to Woolwich, Thamesmead, North Greenwich, Bexleyheath, and beyond, with the added convenience of the Superloop express bus to Bromley. Nature enthusiasts will love the nearby Lesnes Abbey Woods, a unique green haven featuring ancient woodland, parkland, a historic abbey, meadows, and scenic gardens with views of the London skyline.

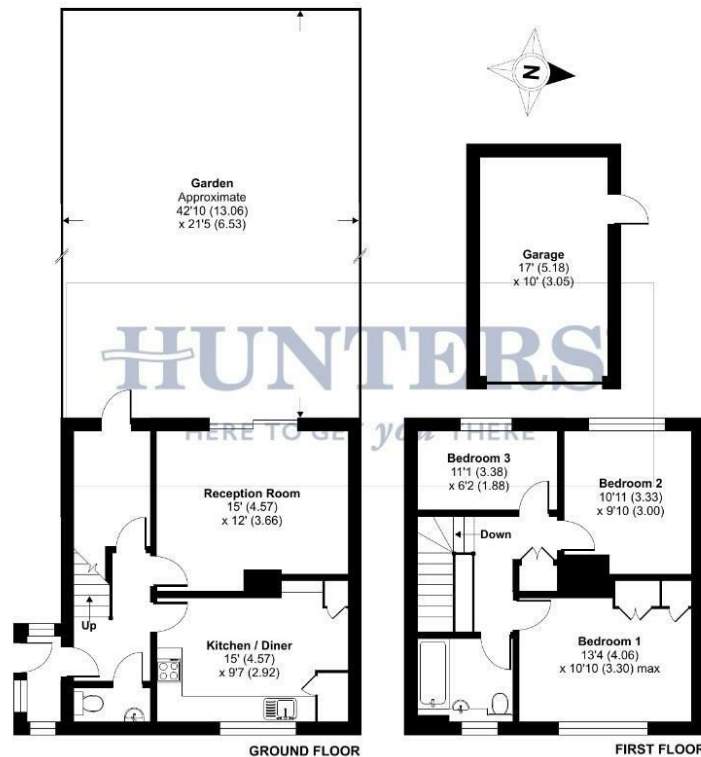
This property combines the best of urban connectivity and suburban tranquility. Don't miss your chance to make it your home!





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Approximate Area = 998 sq ft / 92.7 sq m
Garage = 171 sq ft / 15.9 sq m
Total = 1169 sq ft / 108.6 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. Produced for Hunters Kent Ltd - Abbeywood & Bowley Heath. REF: 1225129

Viewings

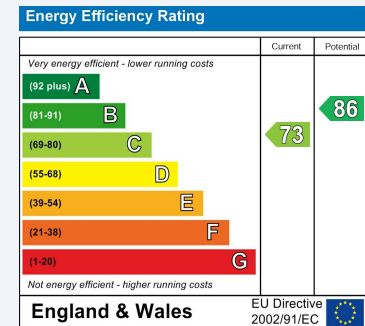
Please contact abbeywood@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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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