



HUNTERS[®]
HERE TO GET *you* THERE

69 Rushdene, Abbey Wood, London, SE2 9RP

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Guide Price £400,000

Situated just 0.2 miles from Abbey Wood Station, this three-bedroom family home presents an exciting opportunity to create a convenient haven. With Southeastern, Thameslink, and the Elizabeth Line services at your doorstep, it provides exceptional transport links for commuters, ensuring seamless connections into central London and beyond. A comprehensive network of bus routes further enhances accessibility, connecting to destinations including Belvedere, Bexleyheath, Thamesmead, Woolwich, and Greenwich.

The property's ground floor features a through lounge, ideal for both relaxation and entertaining, and a functional kitchen with direct access to the rear garden. The first floor offers three bedrooms and a family bathroom, making this home particularly suited to growing families. While the property would benefit from some updating, the recent installation of a new boiler provides a modern and efficient enhancement to the home's overall appeal.

This residence is perfectly positioned to benefit from an array of local amenities. A Sainsbury's supermarket is conveniently located nearby, along with a selection of highly regarded primary and secondary schools, making it an excellent choice for families. For those who enjoy outdoor pursuits, the property is a short distance of Lesnes Abbey Woods, a truly unique green space. With its ancient woodland, historic Abbey ruins, meadows, and beautifully landscaped gardens, it offers a tranquil escape and stunning panoramic views of the London skyline.

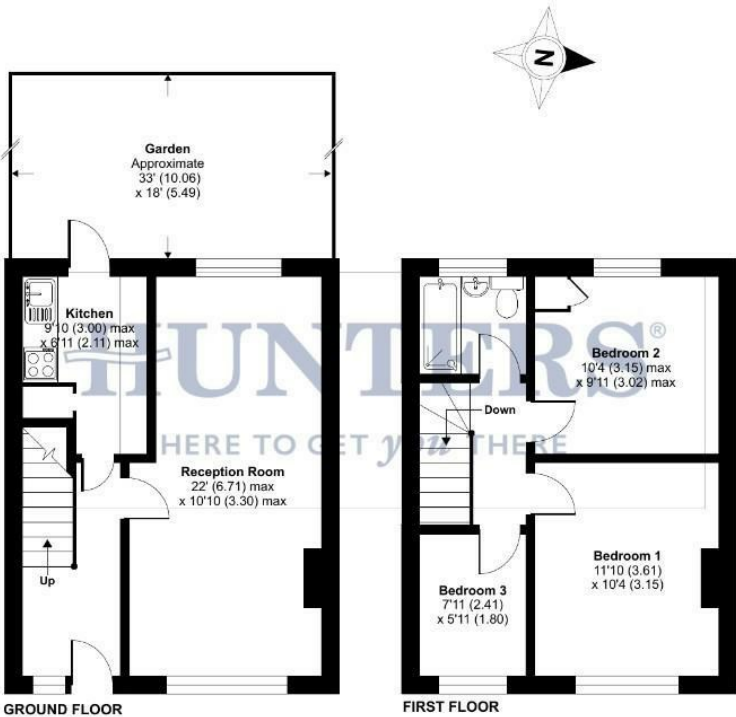
The surrounding area offers a wealth of connectivity and recreational options, with easy access to Bexleyheath, Thamesmead, Woolwich, and Greenwich. Whether commuting, running errands, or enjoying leisure activities, this home combines an exceptional location with the opportunity to personalise and create a space that perfectly suits your lifestyle.

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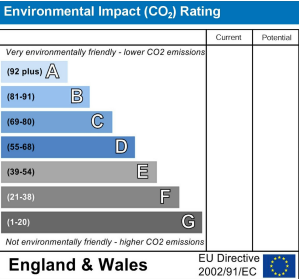
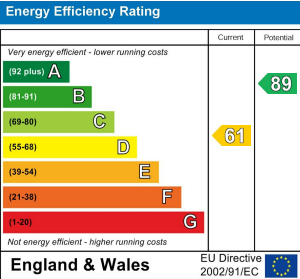
Rushdene, London, SE2

Approximate Area = 756 sq ft / 70.2 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 2025.
Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1227834



ENTRANCE HALL

THROUGH LOUNGE

22'0 x 10'10

KITCHEN

9'10 x 6'11

FIRST FLOOR LANDING

BEDROOM ONE

11'10 x 10'4

BEDROOM TWO

10'4 x 9'11

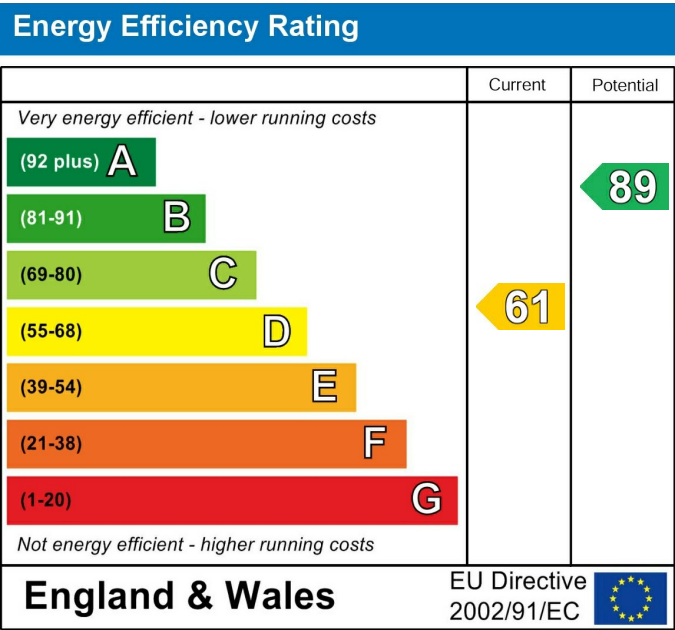
BEDROOM THREE

7'11 x 5'11

BATHROOM

GARDEN

33'0 x 18'0



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.



