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185 Eynsham Drive, London, SE2 9PS

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Asking Price £425,000

Upon entering this mid terrace family home, you are welcomed into a bright and spacious through lounge, perfect for both family gatherings and quiet evenings. Abundant natural light streams in through large patio doors, which open onto the rear garden featuring a paved patio area and lawn—ideal for outdoor relaxation and entertaining.

The fitted kitchen is thoughtfully designed, offering ample storage and workspace to meet daily needs. Adjacent to the kitchen, a practical walk-in storage area/utility/study provides additional space, enhancing household efficiency. A convenient ground-floor WC completes this level.

Upstairs, a generously sized landing leads to three well-proportioned double bedrooms, each offering ample space for rest and retreat. The home also benefits from a well-appointed family bathroom, complemented by a separate WC, adding to its practicality.

Situated in a desirable location, this home is perfect for families, with a variety of essential amenities nearby, including shops, doctors, and dentists. Several reputable schools, such as De Lucy, St Thomas a Becket, Boxgrove Primary, and St Paul's Academy, are within easy reach, making it an excellent choice for those with children.

Transport connections are superb, with local buses providing easy access to Thamesmead, Plumstead, Woolwich, Erith, and Belvedere. Commuters will appreciate Abbey Wood Station, just 0.6 miles away, offering swift access to The Elizabeth Line for fast, frequent services into central London and beyond.

For leisure and recreation, Abbey Wood Park and Playground are close by, providing the perfect setting for outdoor activities and family outings. This property presents a rare blend of space, convenience, and comfort in a well-connected, family-friendly community.

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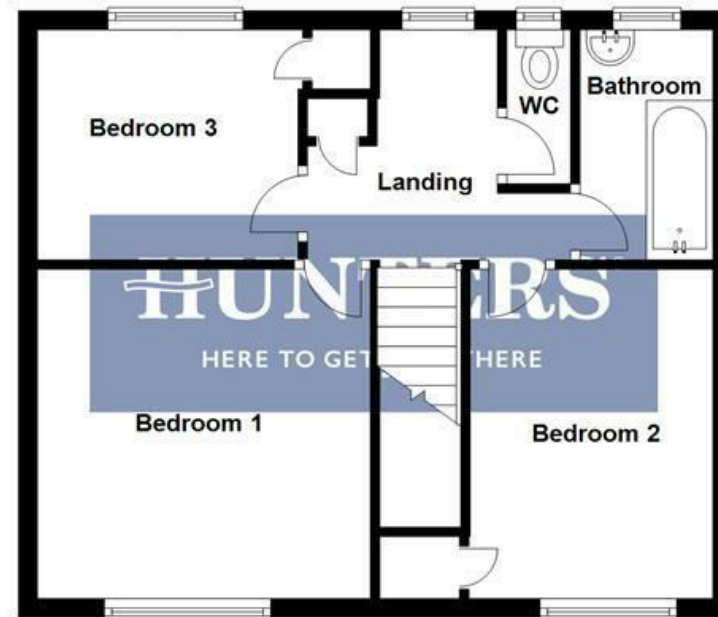
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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		
		87
	72	
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		

ENTRANCE HALL

LOUNGE/DINER

19'8 x 11'5

KITCHEN

11'8 x 8'0

WALK IN STORAGE/UTILITY/STUDY

7'9 x 5'3

WC

FIRST FLOOR LANDING

BEDROOM ONE

11'6 x 11'5

BEDROOM TWO

12'2 x 8'7

BEDROOM THREE

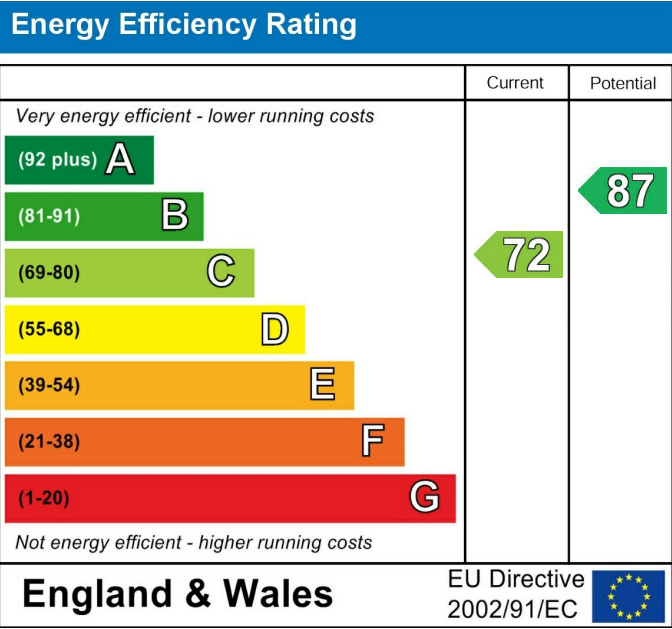
9'0 x 8'1

BATHROOM

WC

GARDEN

39'0 x 24'0



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.



