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9 Rochdale Road, London, SE2 0XE

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# 9 Rochdale Road, Abbey Wood

Asking Price £425,000

This charming period terrace home is situated in the highly sought-after CO-OP Estate, offering a blend of character and modern convenience. Boasting two generously sized bedrooms, the property provides comfortable living space ideal for families, couples, or professionals.

The well-presented interior features two inviting reception rooms, allowing for flexible use as a living area, formal dining space, or even a home office. An enclosed porch leads into a welcoming entrance hall, setting the tone for the rest of the home. The thoughtfully designed kitchen benefits from direct access to the rear garden, making outdoor dining and entertaining effortless.

The first-floor bathroom serves both bedrooms and is well-appointed for everyday convenience. Outside, the generous rear garden is mainly laid to lawn, offering plenty of space for relaxation or recreation, while a charming crazy paving patio provides the perfect setting for outdoor seating or alfresco dining.

Ideally located just 0.6 miles from Abbey Wood Station, the property enjoys excellent transport links, including Southeastern, Thameslink, and the Elizabeth Line, ensuring swift connections into Central London and beyond. Additionally, the home is within easy reach of local amenities, bus routes, and the highly regarded Alexander McLeod Primary School, making it an excellent choice for families and commuters alike.

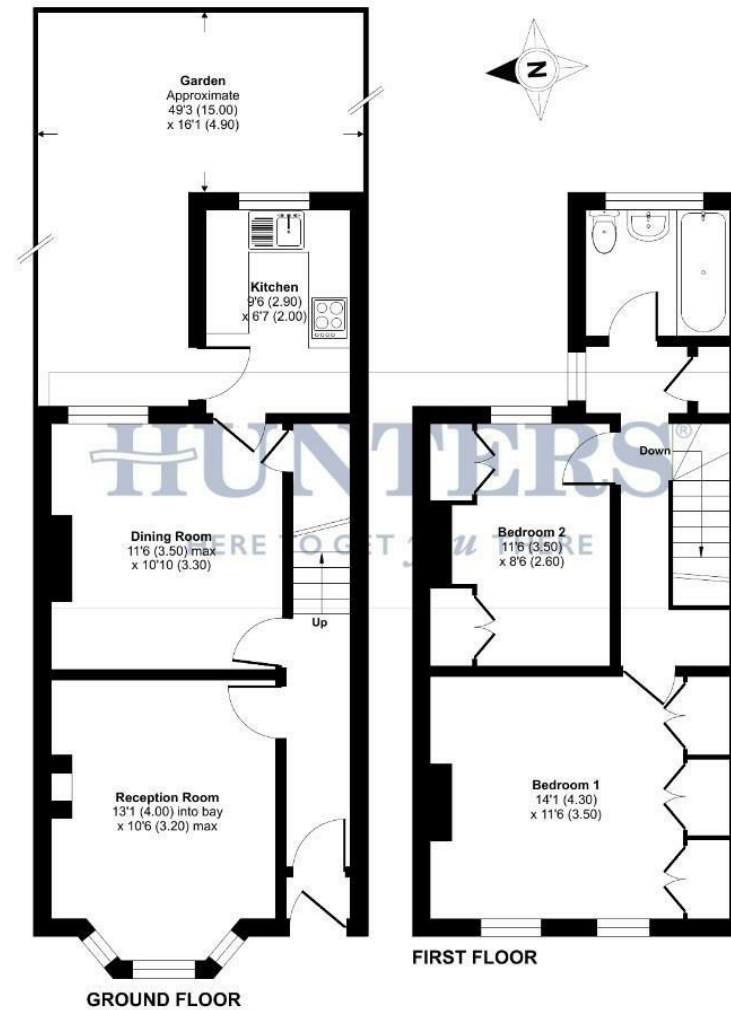
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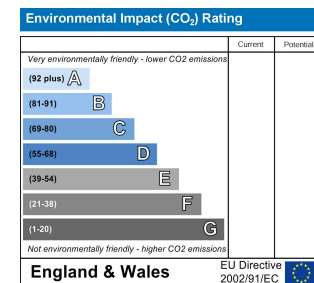
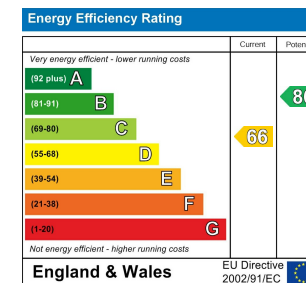
# Rochdale Road, London, SE2

Approximate Area = 793 sq ft / 73.6 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). © rickshom 2025.  
Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1248634



ENTRANCE HALL

LOUNGE

13'1 (measured into bay) x 10'6

DINING ROOM

11'6 x 10'10

KITCHEN

9'6 x 6'7

FIRST FLOOR LANDING

BEDROOM ONE

14'1 x 11'6

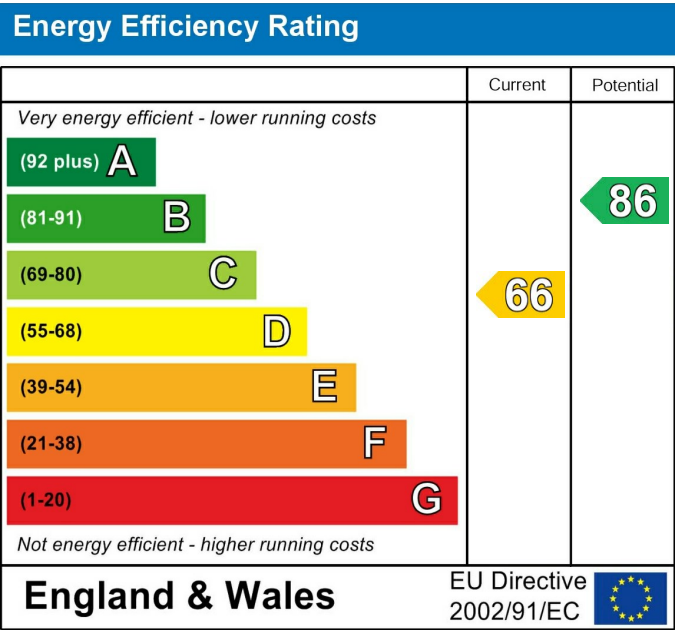
BEDROOM TWO

11'6 x 8'6

BATHROOM

GARDEN

49'3 x 16'1



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.



















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