



HUNTERS[®]

HERE TO GET *you* THERE

35 Poplar Place, Thamesmead, SE28 8BA

HUNTERS
HERE TO GET *you* THERE

35 Poplar Place, Thamesmead, SE28 8BA

Guide Price £350,000

This much-loved three-bedroom family home offers a fantastic combination of space, comfort, and potential. The ground floor features a spacious lounge, perfect for relaxing or entertaining, along with a generous kitchen diner that opens onto a low-maintenance, decked rear garden—ideal for outdoor enjoyment. A handy ground-floor WC adds to the home's practicality.

Upstairs, you'll find three bedrooms and a family bathroom, providing plenty of space for a growing family. While the property has been well cared for over the years, it does require some updating, offering a great opportunity for buyers to put their own stamp on it. The front of the house features a paved garden with shrub borders, with scope for improvement.

Location is key, and this home is ideally positioned for families with school-age children. Highly regarded primary schools, including Jubilee, Windrush, Hawksmoor, and Linton Mead, are all within easy reach, along with St Paul's Academy for Boys and St Paul's Academy for Girls—making the school run stress-free.

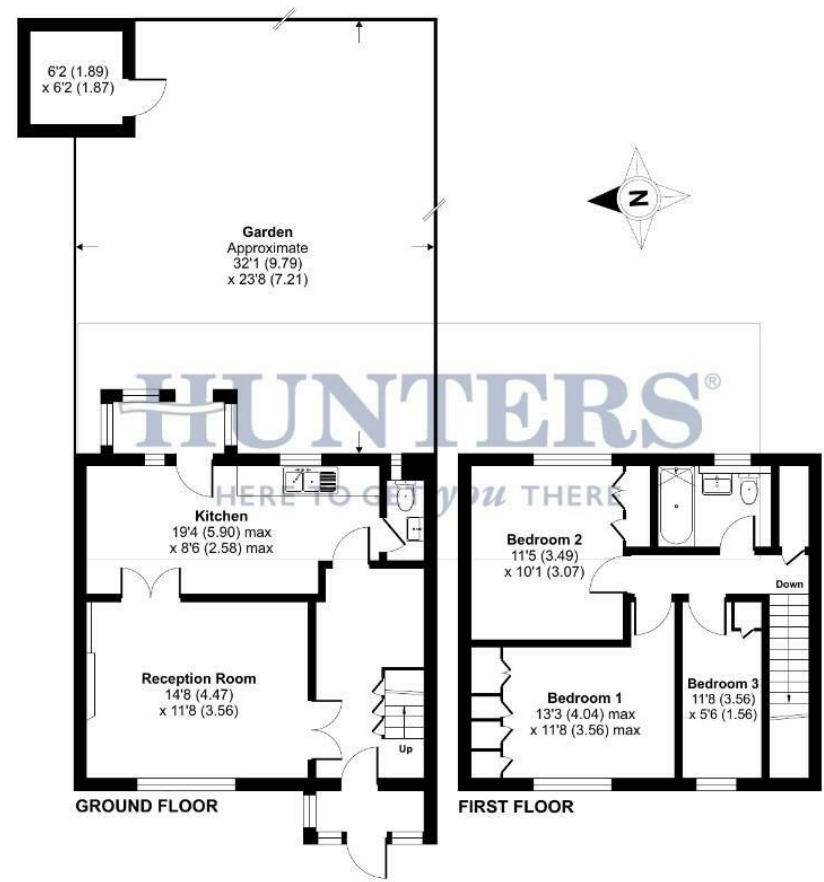
For everyday essentials, Thamesmead Town Centre is just a short distance away, offering a variety of shops, schools, and medical facilities. Excellent bus links right on your doorstep make getting around effortless, while Abbey Wood Station and The Elizabeth Line, just a mile away, provide fast and convenient transport into central London and beyond.

With its excellent location and potential to modernize, this home is a fantastic opportunity for buyers looking to create their ideal living space.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

Poplar Place, London, SE28

Approximate Area = 977 sq ft / 90.7 sq m
Outbuilding = 38 sq ft / 3.5 sq m
Total = 1015 sq ft / 94.2 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 & Boxleyheath. REF: 1264261

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

ENTRANCE PORCH

LOUNGE

14'8 x 11'8

KITCHEN

19'4 x 8'6

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

13'3 x 11'8

BEDROOM TWO

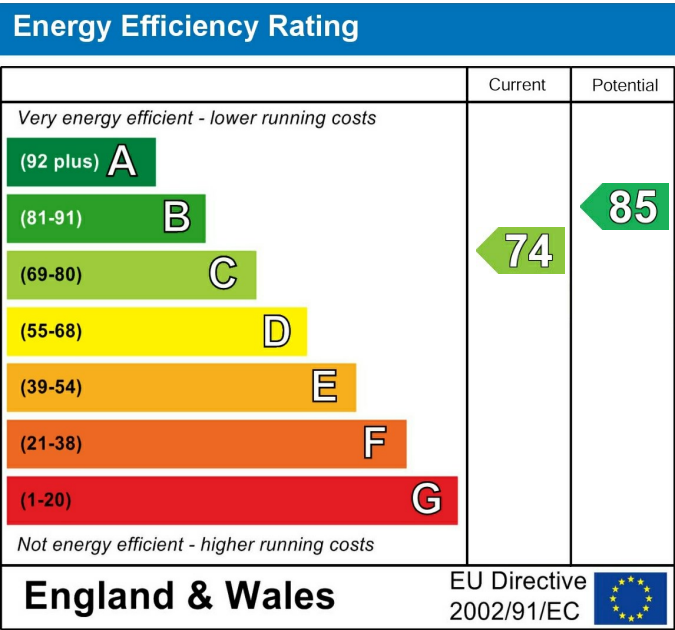
11'5 x 10'1

BEDROOM THREE

11'8 x 5'8

REAR GARDEN

32'1 x 23'8



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.









