



HUNTERS[®]
HERE TO GET *you* THERE

16 Greening Street, Abbey Wood, London, SE2 0LY

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Offers In Excess Of £450,000

Set on a desirable and well-connected road in Abbey Wood, this much-loved family home offers a wonderful opportunity for buyers seeking a property with both character and potential. Ideally located less than half a mile from Abbey Wood Station—with fast and frequent Southeastern, Thameslink, and Elizabeth Line services into Central London and beyond—this property also benefits from excellent local bus links, making commuting and everyday travel exceptionally convenient.

The ground floor is centred around a through lounge, perfect for modern family living. The open-plan layout flows naturally into the kitchen, creating a sociable and welcoming environment ideal for entertaining, dining, or simply relaxing together. Just off the dining area, a charming little reading/study nook provides a cosy and practical space for quiet moments, remote work, or homework.

Upstairs, the first floor offers three well-proportioned bedrooms, making it a versatile layout for families, guests, or home working. The family bathroom features a generous four-piece suite, including a bathtub, separate shower, WC, and washbasin—providing practicality and comfort for busy households.

To the rear, the property boasts a lovely garden—an inviting outdoor space that's perfect for children to play, summer gatherings, or simply enjoying a quiet moment outdoors.

While the home would benefit from some modernisation, it offers fantastic potential for personalisation and future improvements.

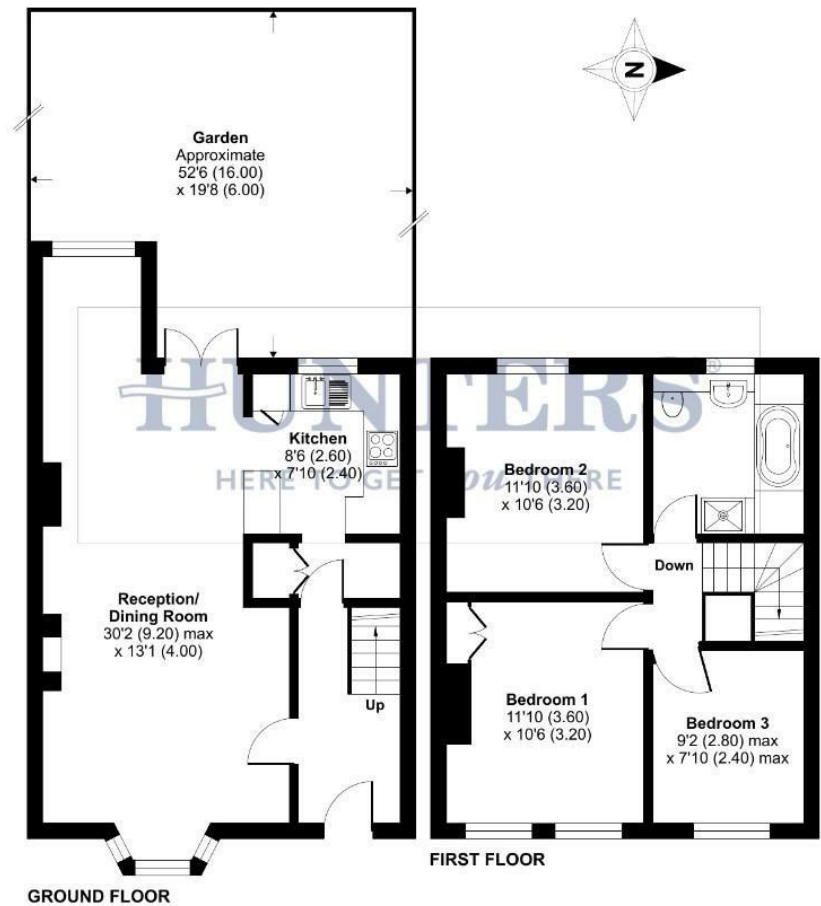
Families will appreciate the close proximity to the highly regarded Alexander McLeod Primary School, while nature lovers can take advantage of the nearby Lesnes Abbey Woods and historic ruins—offering beautiful green spaces and scenic walking trails right on your doorstep.

This is a rare opportunity to secure a well-located family home in one of Abbey Wood's most sought-after spots.

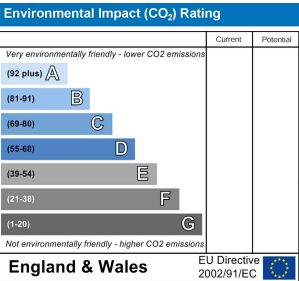
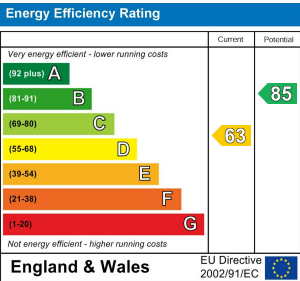
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Approximate Area = 953 sq ft / 88.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1278556



ENTRANCE HALL

LOUNGE/DINER

30'2 x 13'1

KITCHEN AREA

8'6x 7'10

FIRST FLOOR LANDING

BEDROOM ONE

11'10 x 10'6

BEDROOM TWO

11'10 x 10'6

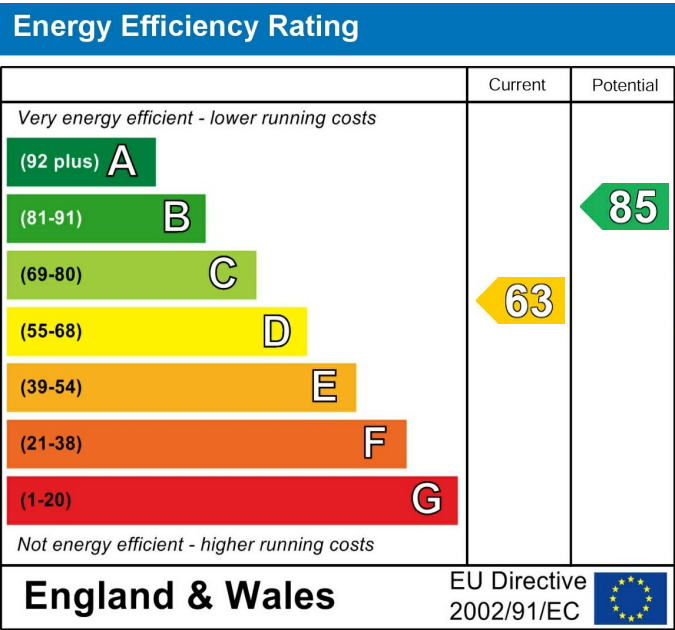
BEDROOM THREE

9'2 x 7'10

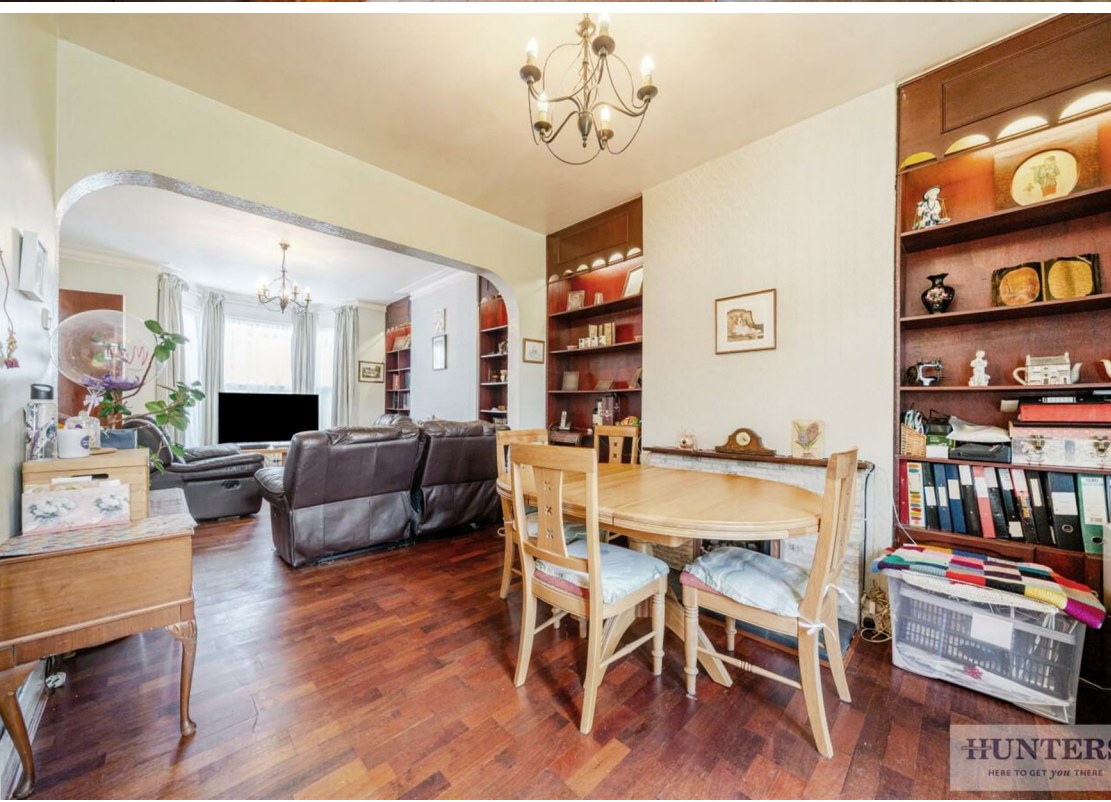
BATHROOM

GARDEN

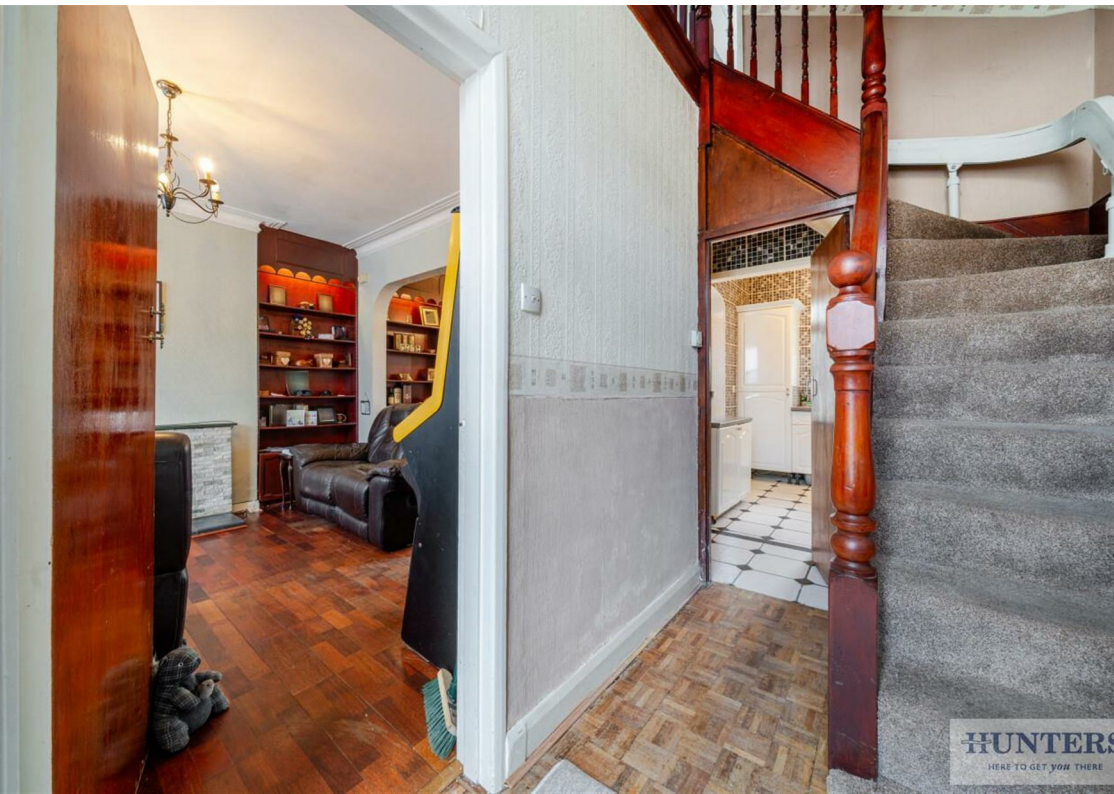
52'6 x 19'8



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.











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