



HUNTERS[®]
HERE TO GET *you* THERE

10 Overton Road, Abbey Wood, London, SE2 9SD

HUNTERS
HERE TO GET *you* THERE

10 Overton Road, Abbey Wood, London, SE2 9SD

Guide Price £400,000-£425,000

Offered for sale is this delightful two double bedroom period property, perfectly positioned just 0.2 miles from Abbey Wood Station. Full of natural light, the home features an open-plan layout that enhances the sense of space and flow throughout.

Inside, the property boasts a modern kitchen/diner that opens into a comfortable living area, creating a warm and welcoming environment ideal for everyday living and entertaining. The bathroom is finished in a contemporary style, and elegant glass panel balustrades lend a sleek, modern touch to the interior.

The rear garden is designed with family life in mind, offering a safe and child-friendly space with a patio seating area and part artificial grass, providing a low-maintenance yet attractive outdoor setting.

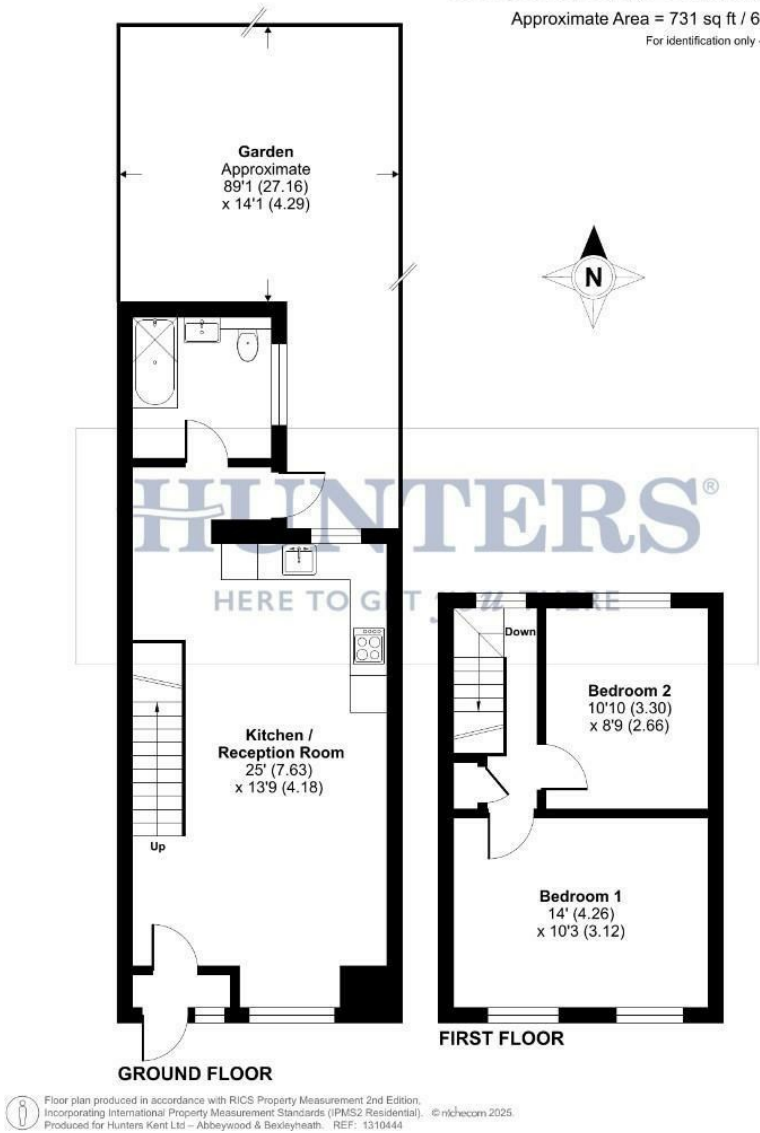
Located within easy reach of Abbey Wood Station—served by Southeastern, Thameslink, and the Elizabeth Line—this home also benefits from excellent access to local amenities. Shops, bus routes, schools, and the popular Lesnes Abbey Woods and Ruins are all close by, along with Sainsbury's supermarket for everyday convenience.

This is a wonderful opportunity to own a well-presented and ideally situated home in a thriving and well-connected part of London.

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

Overton Road, London, SE2

Approximate Area = 731 sq ft / 67.9 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: 1310444

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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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		

OPEN PLAN LOUNGE/DINER/KITCHEN

25'0 x 13'9

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

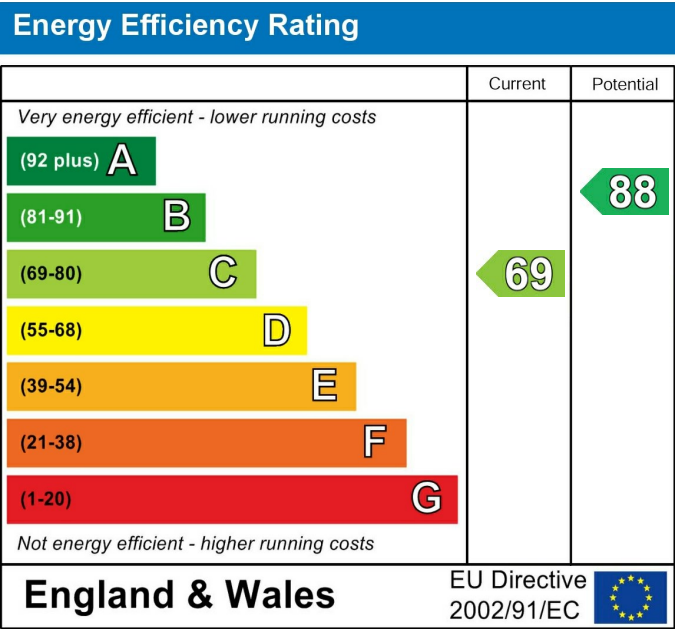
14'0 x 10'3

BEDROOM TWO

10'10 x 8'9

GARDEN

89'1 x 14'1



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.



