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

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Offers In The Region Of £500,000

This charming and well presented three-bedroom period terrace family home is offered for sale in one of Abbey Wood's most desirable locations - the sought-after Co Op Estate. Blending timeless character with modern comfort, the property sits just 0.4 miles from Abbey Wood Station, offering excellent transport links via Thameslink, Southeastern services, and the high-speed Elizabeth Line, making it ideal for commuters and families alike.

Inside, the home offers generous and versatile living space. The ground floor features two separate reception rooms, perfect for relaxing or entertaining guests. A study area provides a quiet space for home working or study. The modern kitchen/breakfast room is thoughtfully designed, with ample workspace and storage, and opens directly onto the garden—perfect for family meals or enjoying summer days outdoors. The adjoining dining room creates a seamless flow, making the space ideal for hosting.

Upstairs, the first floor offers two double bedrooms and a single bedroom. The family bathroom is fitted with a bath and overhead shower, WC, and a stylish vanity wash hand basin, combining function with modern aesthetics.

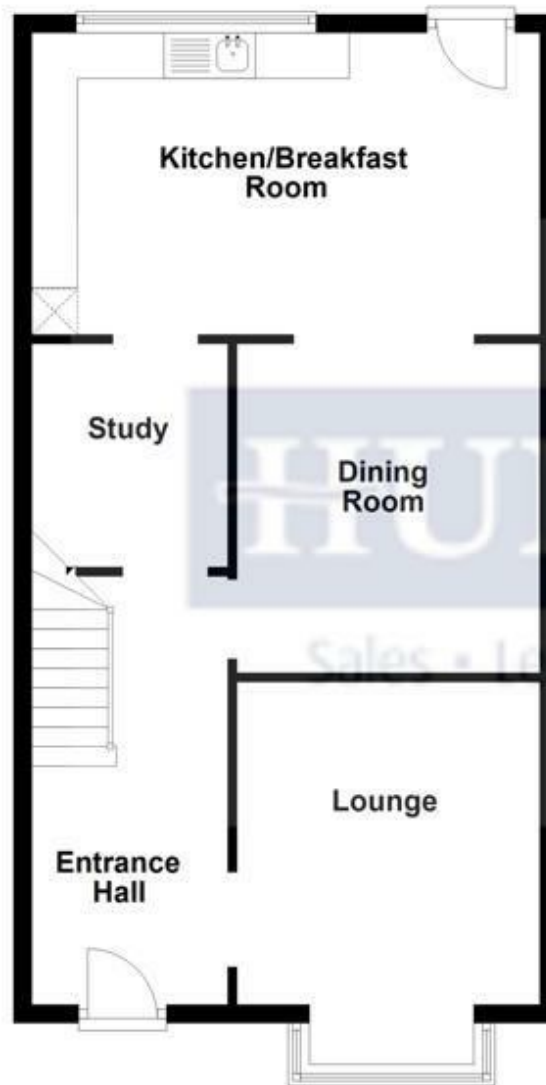
The garden is a private haven with both front and rear seating areas, ideal for outdoor dining or unwinding in the fresh air. Mature trees and established shrub borders provide a natural backdrop, while the outside tap adds convenience for gardening and maintenance.

Families will appreciate the close proximity to the highly regarded Alexander McLeod Primary School, rated 'Outstanding' by Ofsted. Everyday essentials are close at hand, with Sainsbury's supermarket nearby along with a range of local shops and useful bus connections. Nature lovers will enjoy the nearby Lesnes Abbey Woods and historic ruins, providing green space and scenic walks just moments from your doorstep.

This is a rare opportunity to acquire a characterful yet practical home in a prime location.

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

12'0 x 11'7

DINING ROOM

11'11 x 10'2

STUDY AREA

8'9 x 7'7

KITCHEN/BREAKFAST ROOM

15'7 x 10'10

FIRST FLOOR LANDING

BEDROOM ONE

12'1 x 10'2

BEDROOM TWO

11'11 x 10'2

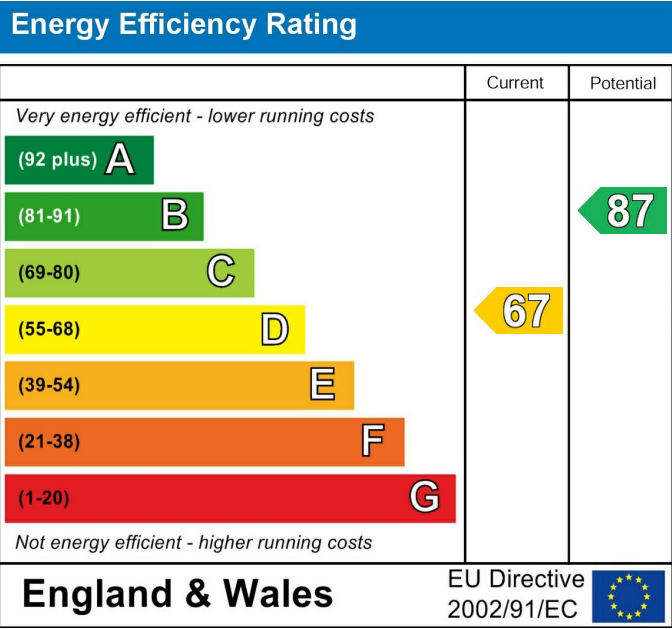
BEDROOM THREE

9'1 x 6'8

BATHROOM

8'8 x 6'6

GARDEN



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.

