



## Birkdale Road, Abbey Wood, London, SE2 9HX

- C1930's 3/4 BEDROOM SEMI-DETACHED HOUSE
- TLC AND MODERNISATION REQUIRED
- THREE BEDROOMS AND BATHROOM
- DOUBLE GLAZING CENTRAL HEATING
- EPC D
- OFF ROAD PARKING
- THROUGH LOUNGE, KITCHEN AND STUDY
- GARDEN TO REAR
- GUIDE PRICE £400,000-£425,000
- 81 SQUARE METRES

**Guide Price £400,000**





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## DESCRIPTION

GUIDE PRICE £400,000 - £425,000 - Requiring some TLC and modernisation is this, C1930's three/four-bedroom house situated in the popular Birkdale Road in Abbey Wood with Plumstead Gardens nearby, 469 bus route and 0.8miles on foot to Abbey Wood Station/Elizabeth Line.

While the house is in need of modernisation and some tender loving care, it offers a blank canvas for buyers to infuse their personal style and preferences. The accommodation offers entrance hall, through lounge leading to the kitchen with a large pantry area and access to the study/forth bedroom. To the first floor are three bedrooms and family bathroom.

Outside, the property features a garden to the rear, perfect for enjoying the fresh air or hosting summer barbecues. Off-road parking is also available, a valuable asset in this bustling area of London.

With central heating and double glazing already in place, the home offers the potential to embark on your renovation journey. This property is an excellent choice for families or investors looking to add value in a sought-after location. Don't miss the chance to transform this house into a stunning residence tailored to your tastes.





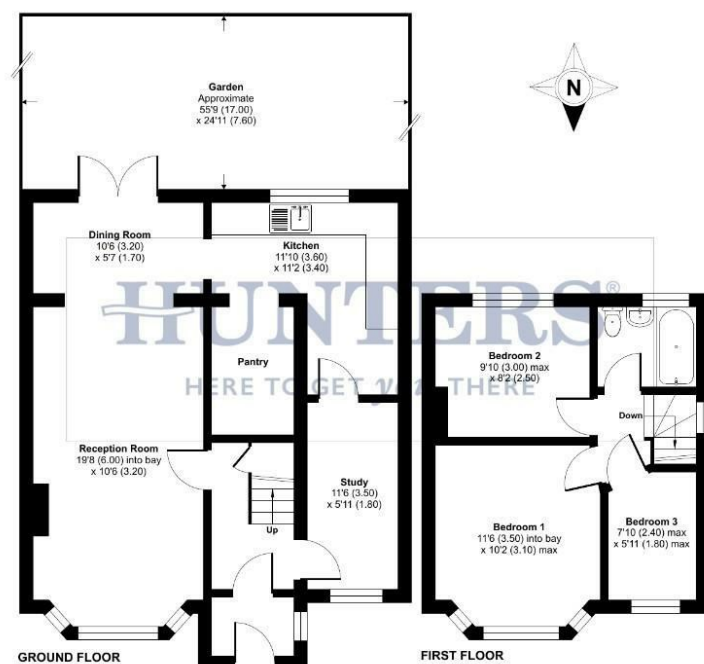




## Birkdale Road, London, SE2

Approximate Area = 876 sq ft / 81.4 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). © nichicom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1334333

### Viewings

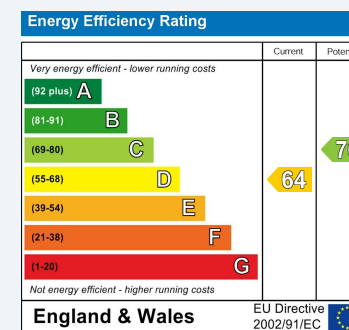
Please contact [abbeywood@hunters.com](mailto:abbeywood@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.