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HERE TO GET *you* THERE

5 Brimpsfield Close, London, SE2 9LS

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5 Brimpsfield Close, London, SE2 9LS

Asking Price £450,000

This very well presented three-bedroom mid-terrace home offers a superb balance of comfort, style, and smart modern living. The property features a bright and spacious kitchen/breakfast room, ideal for both everyday use and entertaining. Upstairs, a well-appointed family bathroom serves three bedrooms, creating a warm and practical living environment for families or professionals. A key feature of this property is the high-quality Kronotex Robusto AC5 flooring installed in most rooms, offering excellent durability and a premium finish that complements the contemporary interior.

The home also benefits from a Honeywell smart heating system featuring OpenTherm technology and smart TRVs. This allows each room to be controlled as a separate zone, while the system intelligently monitors both live indoor temperatures and external weather conditions. The boiler only activates when heating is needed, maximising energy efficiency and comfort throughout the home.

The property is ideally positioned close to Abbey Wood Station, offering excellent connectivity into London and beyond via the Elizabeth Line, Thameslink, and Southeastern services. This makes it a fantastic choice for commuters and anyone looking for fast, reliable transport links.

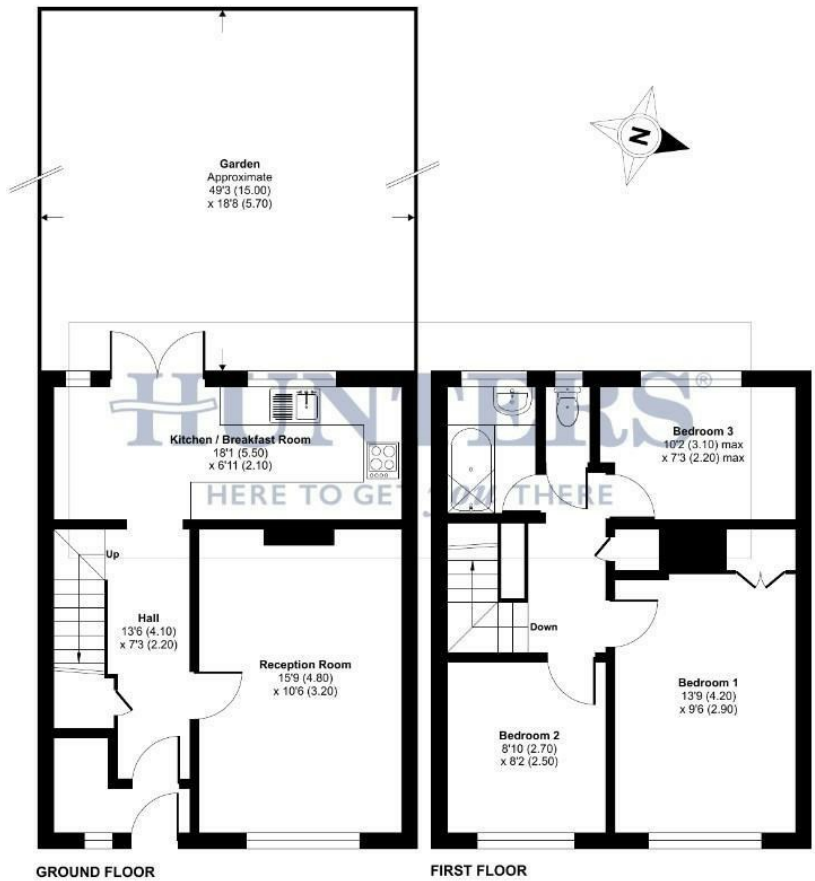
Local amenities are within easy reach, including a Sainsbury's Supermarket, and families will appreciate the proximity to several well-regarded schools, such as Boxgrove, St Thomas a Becket, De Lucy Primary, and St Paul's Academy. Access to nearby medical facilities further enhances the home's practicality.

With its modern interior, energy-efficient systems, premium flooring, and outstanding location, this property is ideal for buyers seeking contemporary living in a thriving and well-connected neighbourhood.

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Brimpsfield Close, London, SE2

Approximate Area = 834 sq ft / 77.4 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). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1332662

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

RECEPTION ROOM

15'9 x 10'8

KITCHEN/BREAKFAST ROOM

18'1 x 6'11

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 9'6

BEDROOM TWO

8'10 x 8'2

BEDROOM THREE

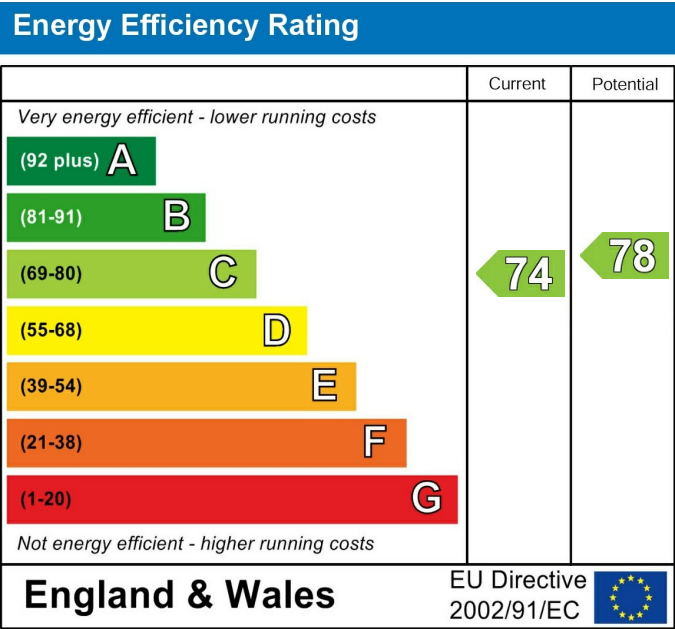
10'2 x 7'3

BATHROOM

WC

GARDEN

49'3 x 18'8



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.









