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HERE TO GET *you* THERE

152 Church Manorway, Abbey Wood, London, SE2 9DP

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Guide Price £390,000-£425,000

Well Presented and situated on the popular Church Manorway, this charming two-bedroom house in Abbey Wood presents an excellent opportunity for families and first-time buyers alike. Priced between £390,000 and £415,000, this well-presented home has recently undergone tasteful redecoration, ensuring a fresh and inviting atmosphere.

Upon entering, you are greeted by a good sized entrance hall, a delightful kitchen/diner, perfect for family meals and entertaining guests, additional office/study lobby leading to garden and bright lounge. Upstairs, you will find two generously sized double bedrooms, with the second bedroom featuring a built-in wardrobe, offering ample storage space. The first floor also includes a well-appointed bathroom and a separate WC, enhancing the practicality of the home.

Externally, the property benefits from both front and rear gardens, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additional features include double glazing, gas central heating, and no onward chain, making this property an attractive proposition for those looking to move in without delay.

Conveniently located just one mile from Abbey Wood Station, which connects you to the Elizabeth Line, this home is well-served by local shops and excellent schools, including St Pauls Academy and St Thomas á Becket. With ample storage and a welcoming environment, this property is ready to become your new family home. Some furniture may also be available for negotiation, adding to the appeal of this delightful residence.

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Church Manorway, London, SE2

Approximate Area = 820 sq ft / 76.2 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 & Boxleyheath. REF: 1364804

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

ENTRANCE HALL

KITCHEN/DINER

13'5 x 8'1

LOUNGE

13'5 x 12'6

LOBBY/OFFICE SPACE

7'5 x 5'6

BEDROOM ONE

13'7 x 12'2

BEDROOM TWO

11'9 x 8'6

BATHROOM


5'8 x 4'6

WC

5'8 x 2'6

FRONT GARDEN

REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.









