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122 Woolwich Road, London, SE2 0DU



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Guide Price £450,000 - £475,000

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This attractive three bedroom semi-detached house on Woolwich Road offers a perfect blend of modern convenience and classic charm. Benefitting from a full back-to-brick renovation just a few years ago and freshly updated with new carpets and paint throughout, the property is presented in excellent condition and ready to move straight into.

The location is one of the property's key strengths, with excellent transport links within easy reach. The Elizabeth Line at Abbey Wood provides fast connections into central London; from Abbey Wood, residents can reach Canary Wharf in as little as 11 minutes, Liverpool Street in around 18 minutes, and Paddington in under 30 minutes, with direct services continuing through to Heathrow Airport.

The ground floor features two generous reception rooms, ideal for both family living and entertaining. Original parquet herringbone flooring, adds warmth and character. A well-appointed kitchen sits to the rear with direct access to a private garden, creating a great space for outdoor dining and relaxation.

Upstairs there are two spacious double bedrooms and a further single bedroom, providing flexibility for families, guests or a home office. A modern family bathroom completes the first floor accommodation. Practical upgrades include a compliant gas boiler and a valid EICR for the electrics offering peace of mind for years to come.

For those who enjoy the outdoors, Lesnes Abbey Woods is just a short walk away — a stunning ancient woodland and historic site offering walking trails, panoramic viewpoints and the picturesque ruins of the 12th-century abbey. It's a fantastic spot for weekend walks, family outings or dog owners, bringing a peaceful countryside feel right on the doorstep despite the excellent city connections.

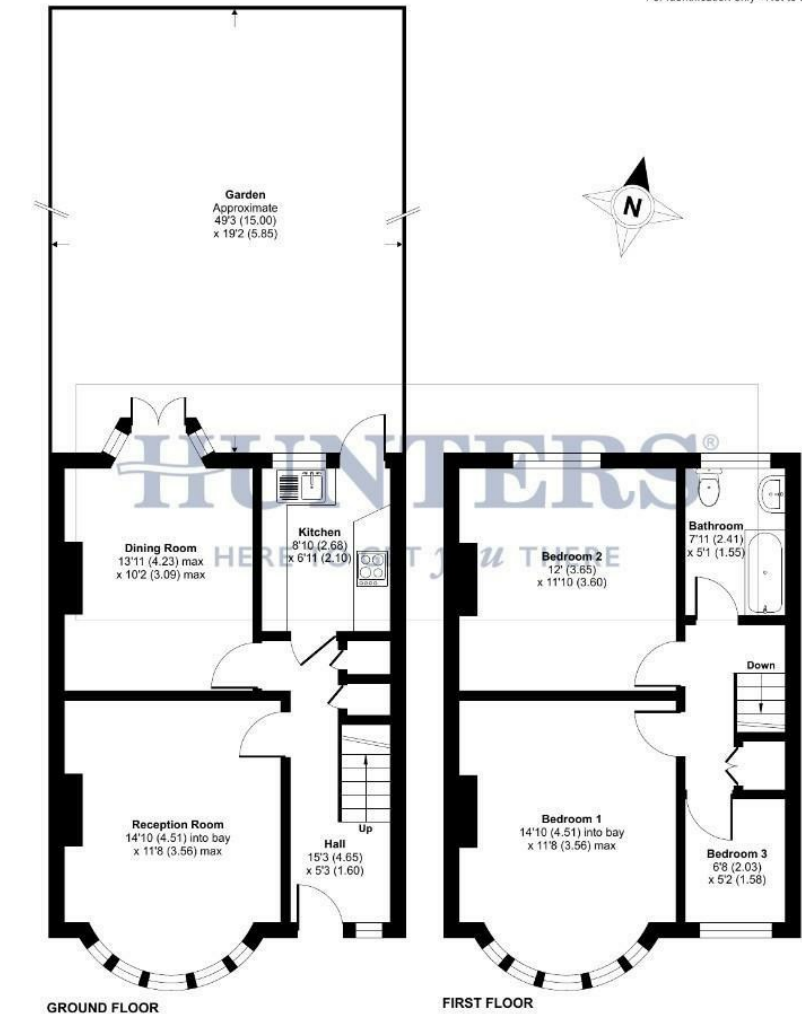
This is a fantastic opportunity to secure a stylish and well-maintained family home in a rapidly developing area with exceptional connectivity.

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Woolwich Road, London, SE2

Approximate Area = 900 sq ft / 83.6 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: 1570783

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

**ENTRANCE HALL**

15'3" x 5'2"

**LIVING ROOM**

14'9" x 11'8"

**DINING ROOM**

13'10" x 10'1"

**KITCHEN**

8'9" x 6'10"

**LANDING**

**BATHROOM**

7'10" x 5'1"

**BEDROOM ONE**

14'9" x 11'8"

**BEDROOM TWO**

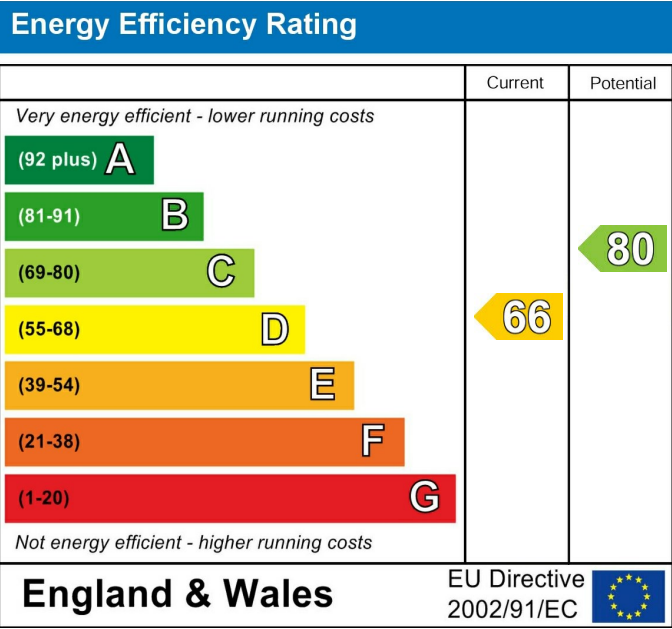
11'11" x 11'9"

**BEDROOM THREE**

6'7" x 5'2"

**GARDEN**

49'2" x 19'2"



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.

















