



HUNTERS[®]
HERE TO GET *you* THERE

6 Caerleon Terrace, Abbey Wood, SE2 9EG

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Guide Price £500,000-£525,000

This beautifully presented four/five bedroom family home, lovingly owned by the current owner for approximately 30 years, offers an exceptional blend of space, comfort, and versatility-perfectly suited to modern living.

Upon entering, you are greeted by a welcoming entrance hall that immediately sets a warm and inviting tone. The good-sized lounge provides a comfortable retreat with large windows that flood the room with natural light. The modern kitchen is stylish and practical. Flowing seamlessly from the kitchen, the beautifully proportioned conservatory creates a natural extension ideal for dining, relaxing, or entertaining all year round.

French doors open onto an attractive east-facing garden-perfect for enjoying morning sunshine, or peaceful evenings outdoors. The garden also features a summer house, offering excellent versatility as a home office, gym, or creative studio-ideal for today's flexible lifestyles. A separate utility room keeps household tasks neatly tucked away, while a downstairs cloakroom with W.C. completes the well-planned ground floor layout.

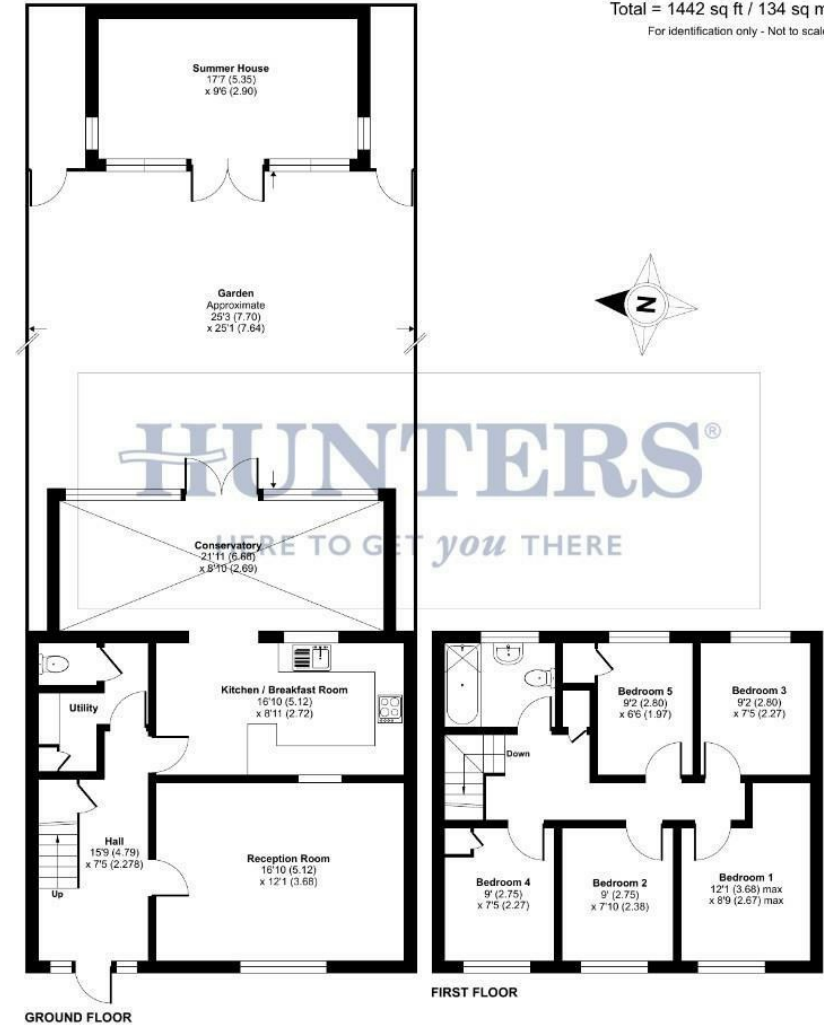
Upstairs, the home continues to impress with four to five flexible bedrooms designed to adapt to family needs. The original master bedroom has been thoughtfully divided to create additional accommodation but can easily be reconfigured to form a spacious main suite. The modern family bathroom offers both comfort and practicality. A generous loft with skylights provides excellent storage and offers exciting potential for conversion (subject to the necessary planning permissions and building regulations approval).

Located in a highly desirable area, the property is within easy reach of excellent local schools, including Alexander McLeod Primary, Boxgrove Primary, and St Paul's Academy. Abbey Woods and its historic ruins are nearby, offering scenic walks and green open spaces. Abbey Wood Station, providing Southeastern, Thameslink Services and The Elizabeth Line services is just 0.5 miles away.

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Caerleon Terrace, London, SE2

Approximate Area = 1275 sq ft / 118.4 sq m
Outbuilding = 167 sq ft / 15.5 sq m
Total = 1442 sq ft / 134 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: 1370853

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	57	
(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

16'10 x 12'1

KITCHEN/BREAKFAST ROOM

16'10 x 8'11

CONSERVATORY/DINING ROOM

21'11 x 8'10

GROUND FLOOR WC

UTILITY AREA

FIRST FLOOR LANDING

BEDROOM ONE

12'1 x 8'9

BEDROOM TWO

9'0 x 7'10

BEDROOM THREE

9'2 x 7'5

BEDROOM FOUR

9'0 x 7'5

BEDROOM FIVE

9'2 x 9'6

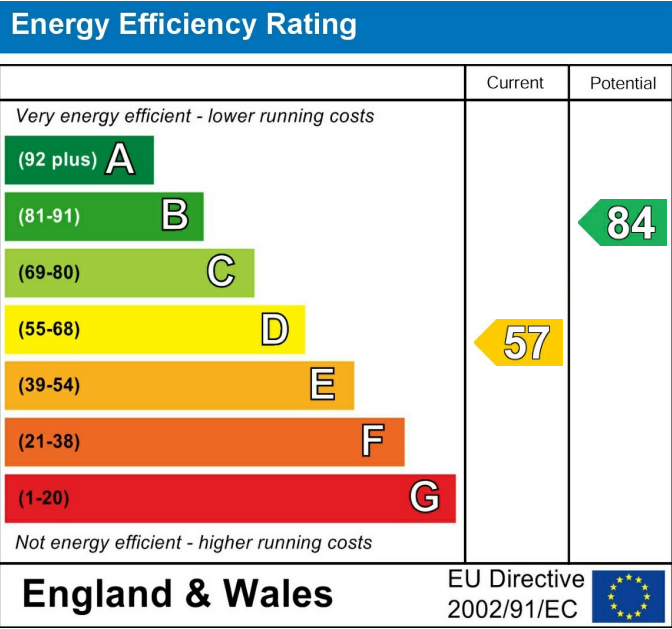
BATHROOM

GARDEN

25'3 x 25'1

SUMMERHOUSE

17'7 x 9'6



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.







