



**HUNTERS®**  
HERE TO GET *you* THERE

2 Felixstowe Road, Abbey Wood, London, SE2 9QW



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Offers In Excess Of £450,000

This three-bedroom end terrace home offers a practical and well-laid-out living space, perfectly suited to family life. The ground floor provides a good size lounge, ideal for relaxing or spending time together, and a kitchen/breakfast room that serves as a central hub for daily meals and casual gatherings. A ground floor wet room adds convenience, while the first floor includes a bathroom and a separate WC, making mornings and evenings easier for the whole household.

Located just half a mile from Abbey Wood Station, the home provides excellent transport links via Southeastern, Thameslink, and the Elizabeth Line, allowing for effortless travel into central London and beyond. Families will benefit from nearby schools including De Lucy, Boxgrove, St Thomas a Becket Primary Schools, and St Paul's Academy, all within easy reach.

The surrounding area offers practical amenities, with local shops close by and bus connections to Woolwich, Thamesmead, Erith, Greenwich, and surrounding districts. Whether commuting, accessing schools, or enjoying the local neighbourhood, this property provides a comfortable and convenient lifestyle in a well-connected location.

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# Ground Floor



# First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 85        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

ENTRANCE HALL

WET ROOM

KITCHEN/BREAKFAST ROOM

13'5 x 8'4

LOUNGE

13'5 x 12'5

FIRST FLOOR LANDING

BEDROOM ONE

12'6 x 11'2

BEDROOM TWO

9'7 x 8'10

BEDROOM THREE

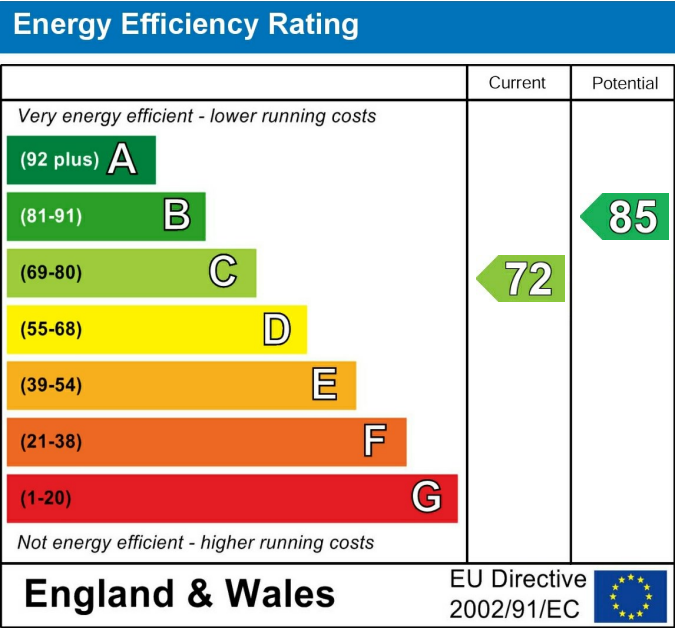
10'1 x 6'4

BATHROOM

7'7 x 4'7

WC

GARDEN



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.



