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3 Boxgrove Road, London, SE2 9JZ

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Guide Price £375,000 - £400,000

Located on Boxgrove Road, SE2, this three-bedroom terraced home offers an excellent opportunity for first-time buyers, investors or anyone looking to add value. The property is arranged over two floors and provides generous living space, including a bright front reception room and a kitchen/dining room that opens onto a large private garden. While the home is in need of some refurbishment, it presents the ideal blank canvas for those wishing to modernise and create a space tailored to their taste.

Upstairs, the property features three well-proportioned bedrooms along with a family bathroom and separate WC. The layout lends itself well to reconfiguration or upgrading, making it a solid choice for buyers keen to enhance both comfort and long-term value.

The location offers superb convenience, with Abbey Wood Station just 0.4 miles away, providing Elizabeth line services into Canary Wharf, Liverpool Street, Bond Street and Heathrow, making the home particularly appealing to commuters. There are also frequent bus links and easy access to the A2 for those travelling by car. Families will appreciate the selection of well-regarded local schools, including Boxgrove Primary School and St John's Catholic Primary School, both within walking distance, as well as Harris Garrard Academy nearby for secondary education.

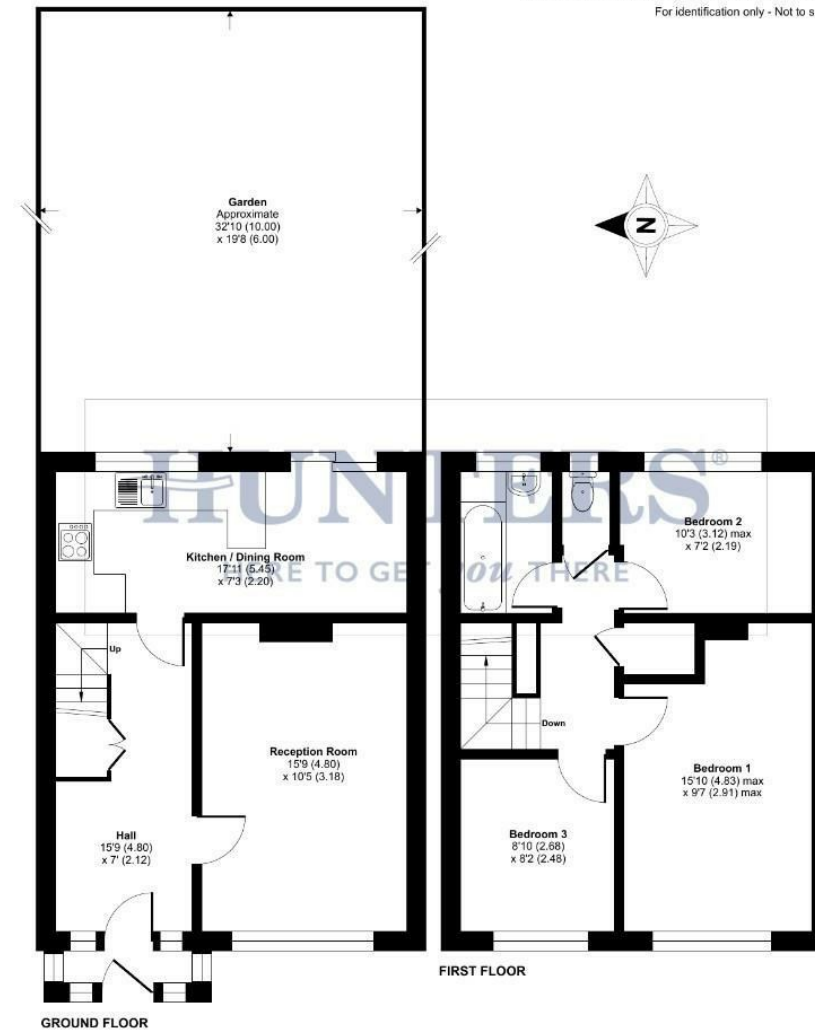
A promising project in a desirable residential area, this property offers great potential and strong future returns for the right buyer.

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Boxgrove Road, London, SE2

Approximate Area = 856 sq ft / 79.5 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: 1381739

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

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		
EU Directive 2002/91/EC		
England & Wales		

ENTRANCE HALL

15'8" x 6'11"

RECEPTION ROOM

15'8" x 10'5"

KITCHEN / DINING ROOM

17'10" x 7'2"

BEDROOM ONE

15'10" x 9'6"

BEDROOM TWO

10'2" x 7'2"

BEDROOM THREE

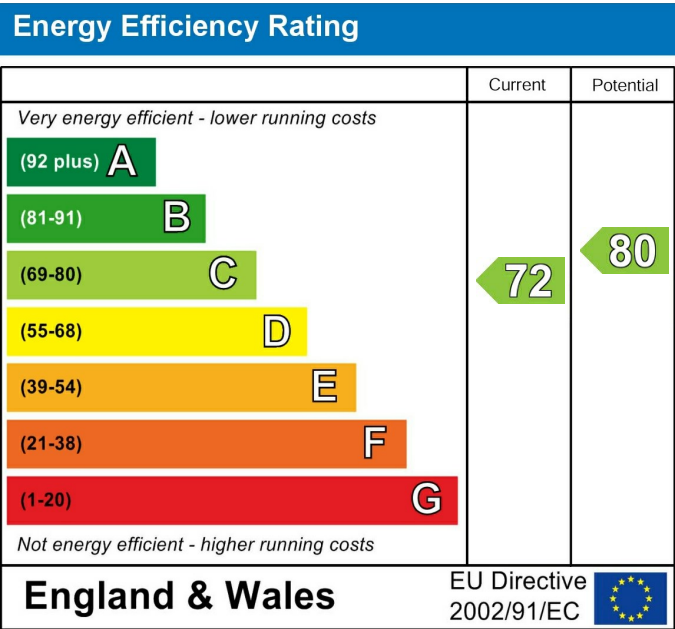
8'9" x 8'1"

BATHROOM

WC

GARDEN

32'9" x 19'8"



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.





