



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

97 Bastion Road, Abbey Wood, SE2 0RH

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Guide Price £400,000-£425,000

This three-bedroom semi-detached family home offers a wonderful opportunity to create your ideal living space, with the added benefit of overlooking open space and woodland, providing a peaceful outlook. The property has potential for off-road parking (STPP) and would suit families looking to personalise a home to their taste.

On the ground floor, you are welcomed by an entrance hall leading to a reception room, perfect for family gatherings and entertaining. An additional room is located off the reception room, which could be knocked through to create extra space or used as a home office, playroom, or an additional bedroom to suit your family's needs. The kitchen offers a practical layout with views over the rear garden, which provides a secure outdoor space for children to play or for relaxing on summer evenings. There is also side access to the garden for added convenience.

Upstairs, there are two double bedrooms filled with natural light, along with a single bedroom. The family bathroom completes the first-floor layout. While the property would benefit from some cosmetic improvements, it presents a blank canvas to modernise and add your personal touch.

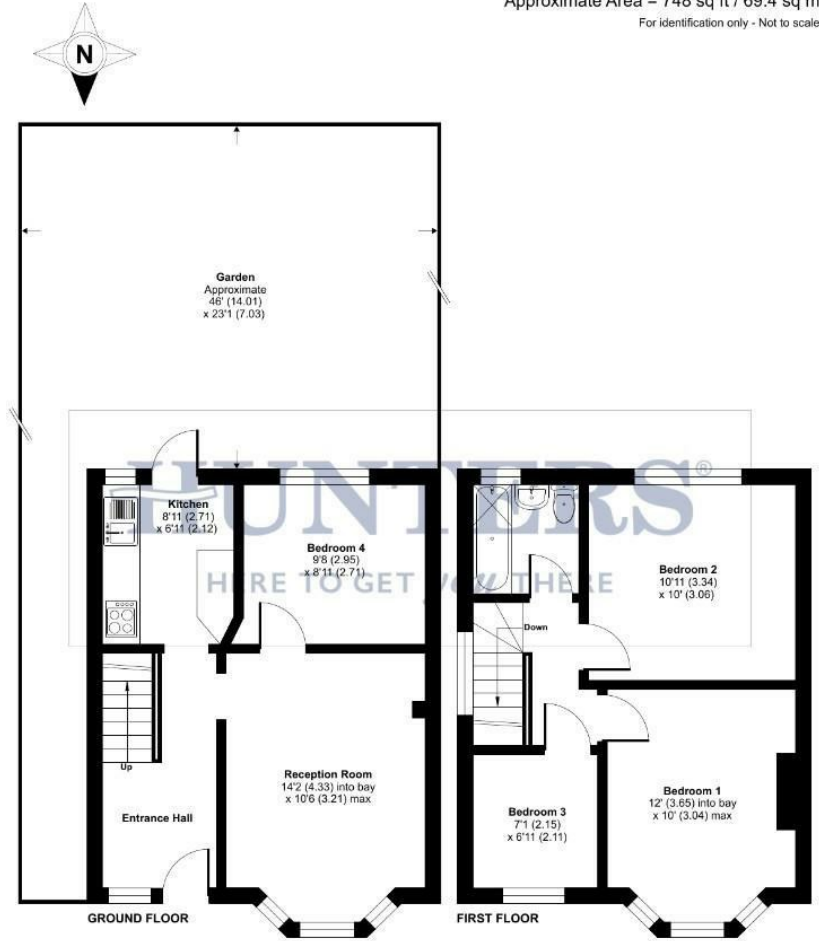
The location is highly convenient, with medical facilities and local shops nearby, and excellent transport links into London and surrounding areas. Bus services provide connections to Woolwich Station for the Elizabeth Line, Woolwich Arsenal for Thameslink, Southeastern services and DLR, and North Greenwich for the Jubilee Line, making commuting straightforward. Buses also run to Welling, Bexleyheath, Crayford, Dartford and Bluewater Shopping Centre, offering shopping and leisure options close by. Abbey Wood Station is approximately 1.2 miles away, and Plumstead Station is around 1.1 miles, providing further rail connections.

Families will appreciate the proximity to local schools, including Gallions Mount and Bannockburn Primary Schools, both within easy reach. This property is offered with no forward chain,

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Bastion Road, London, SE2

Approximate Area = 748 sq ft / 69.4 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: 1324239

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

RECEPTION ROOM

14'2 x 10'6

2ND RECEPTION/BEDROOM FOUR

9'8 x 8'11

KITCHEN

8'11 x 6'11

FIRST FLOOR LANDING

BEDROOM ONE

12'0 x 10'0

BEDROOM TWO

10'11 x 10'0

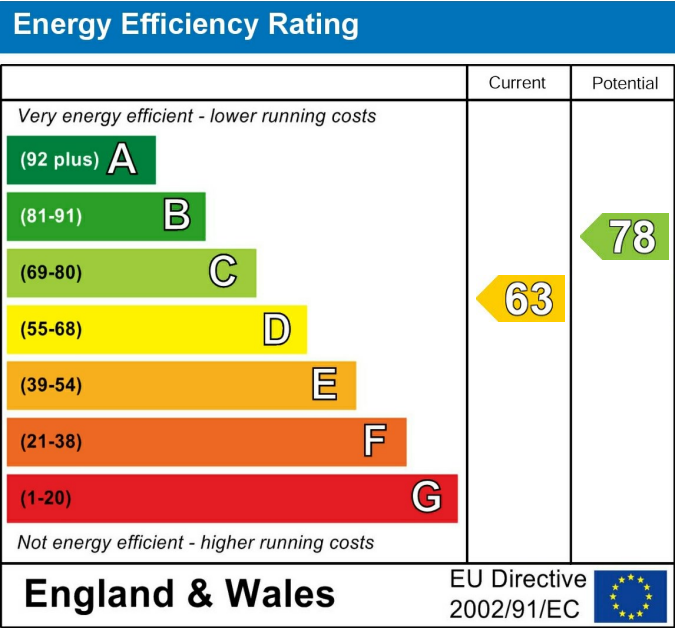
BEDROOM THREE

7'1 x 6'11

BATHROOM

GARDEN

46'0 x 23'1



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.













