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48 Surlingham Close, London, SE28 8NE

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Guide Price £340,000-£360,000

Situated in the popular Surlingham Close, off of Crossway is this charming two-bedroom house offers a perfect blend of comfort and convenience. Built after the year 2000, the property boasts a modern design and has well planned layout, making it an ideal choice for families or professionals seeking a welcoming home.

The house features a delightful garden, providing a lovely outdoor space for relaxation or entertaining guests. Inside, you will find a kitchen/breakfast room, perfect for enjoying meals with family or friends. The first-floor bathroom is both practical and stylish, catering to the needs of modern living.

One of the standout features of this property is its excellent transport links. Residents can easily access the Abbeywood Elizabeth Line via public transport, ensuring swift connections to central London and beyond. Additionally, the area is well-served by various bus routes, including the 177, 229, 401, 601, 602, 669, and N472, making commuting a breeze.

Surlingham Close is situated in a popular location, surrounded by a range of local amenities. Families will appreciate the proximity to several primary schools, such as Windrush, Discovery, Heronsgate, and Bishop John Robinson Primary Schools. Furthermore, the Greenwich and Bexley areas offer a commendable selection of senior schools and colleges, making this an excellent choice for those with children.

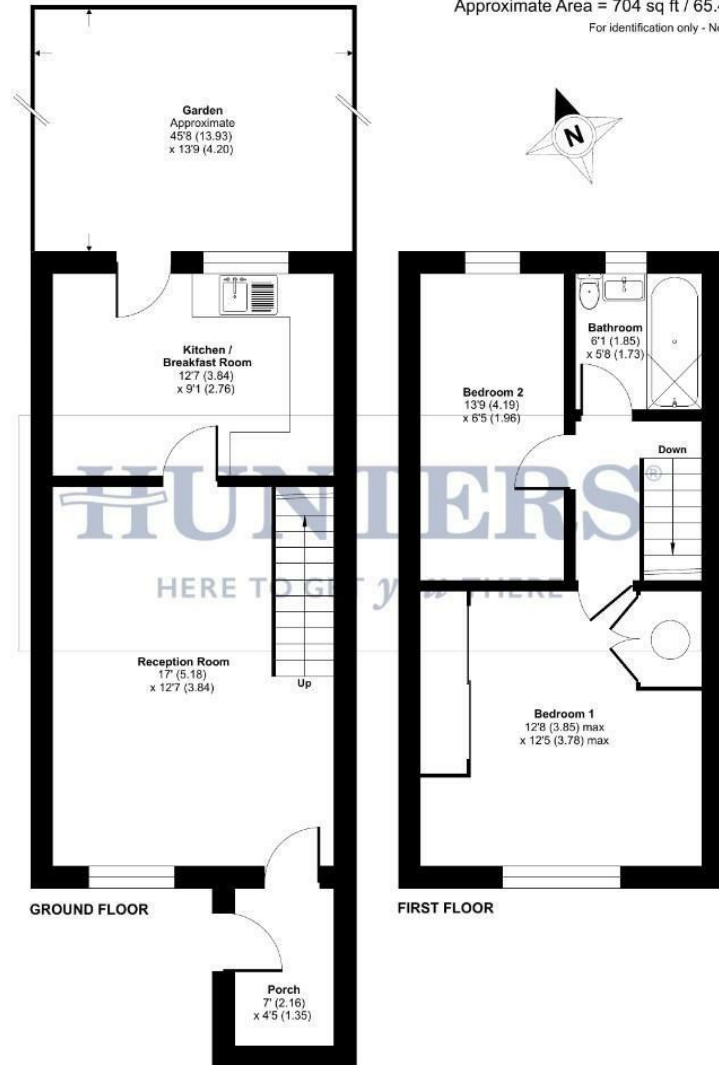
In summary, this two-bedroom house in Surlingham Close presents a wonderful opportunity for anyone looking to settle in a vibrant community with great educational options and convenient transport links. Don't miss the chance to make this delightful property your new home.

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Surlingham Close, London, SE28

Approximate Area = 704 sq ft / 65.4 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). © richcom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1469511

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(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 PORCH

7' x 4'5

LOUNGE

17' x 12'7

KITCHEN/BREAKFAST ROOM

12'7 x 9'1

LANDING

BEDROOM ONE

12'8 x 12'5

BEDROOM TWO

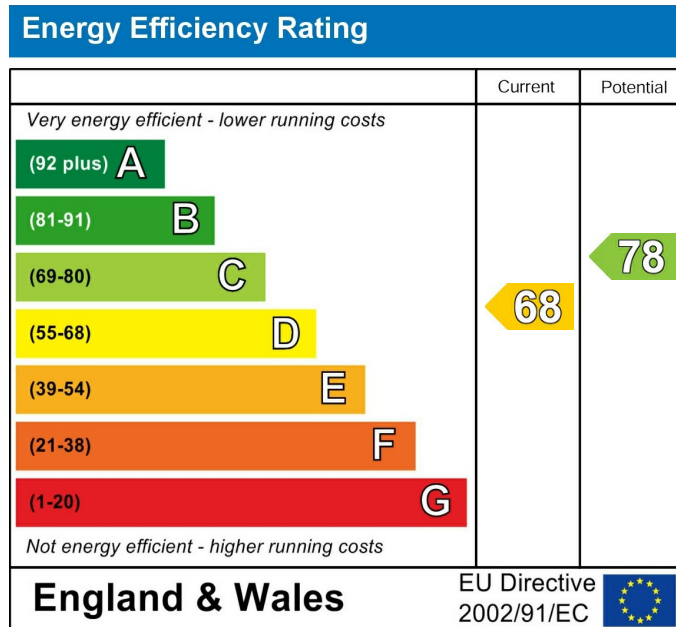
13'9 x 6'5

BATHROOM

6'1 x 5'8

REAR GARDEN

45'8 x 13'9



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.







