



Abbey Grove, Abbey Wood

London, SE2 9EW

Guide Price £475,000-£500,000



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Abbey Grove, Abbey Wood

DESCRIPTION

Situated in the charming Abbey Grove, this stunning two-bedroom terraced house offers a delightful blend of character and modern living. Located just 0.4 miles from Abbey Wood Station, which provides access to the Elizabeth Line, this property is perfect for commuters seeking convenience without sacrificing comfort.

Upon entering, you will find two beautifully presented reception rooms that provide ample space for relaxation and entertaining. The elegantly designed modern kitchen and breakfast room extension is a highlight of the home, offering a perfect setting for family meals or casual gatherings. Additionally, a well-appointed laundry area adds to the practicality of this lovely residence.

The first floor features two generously sized bedrooms, ensuring a restful retreat for all occupants. The bathroom is conveniently located on this level, making it easily accessible.

One of the standout features of this property is the remarkable 90-foot garden. This beautifully maintained outdoor space boasts various areas for entertaining, making it an ideal spot for summer barbecues or quiet evenings under the stars.

The location is equally appealing, with Abbey Wood amenities, primary schools, and local shops all within easy reach. For nature enthusiasts, the picturesque Lesnes Abbey Woods is just a short distance away, providing a perfect escape for leisurely walks and outdoor activities.

This charming home is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss your chance to make this delightful property your own.



ROOMS

ENTRANCE HALL

LOUNGE
12'6 x 11'11

RECEPTION TWO
11'7 x 8'8

KITCHEN/DINER
12'5 x 12'4

LANDING

BEDROOM ONE
15'2 x 12'3

BEDROOM TWO
11'9 x 9'1

BATHROOM

BEAUTIFUL REAR GARDEN
93'4 x 15'3

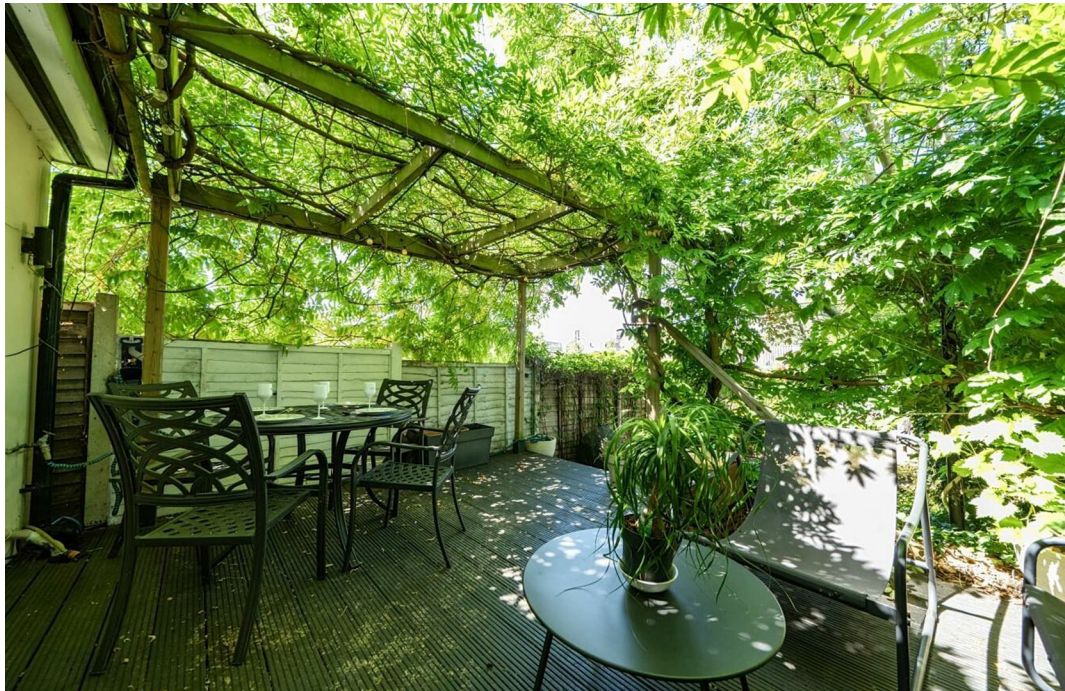
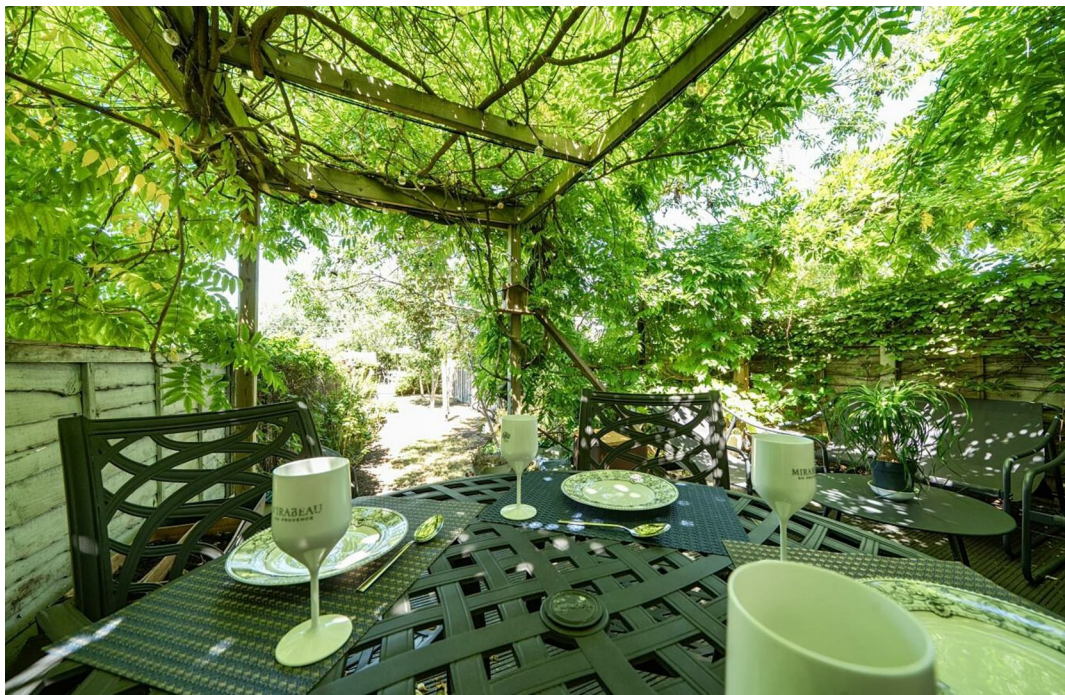


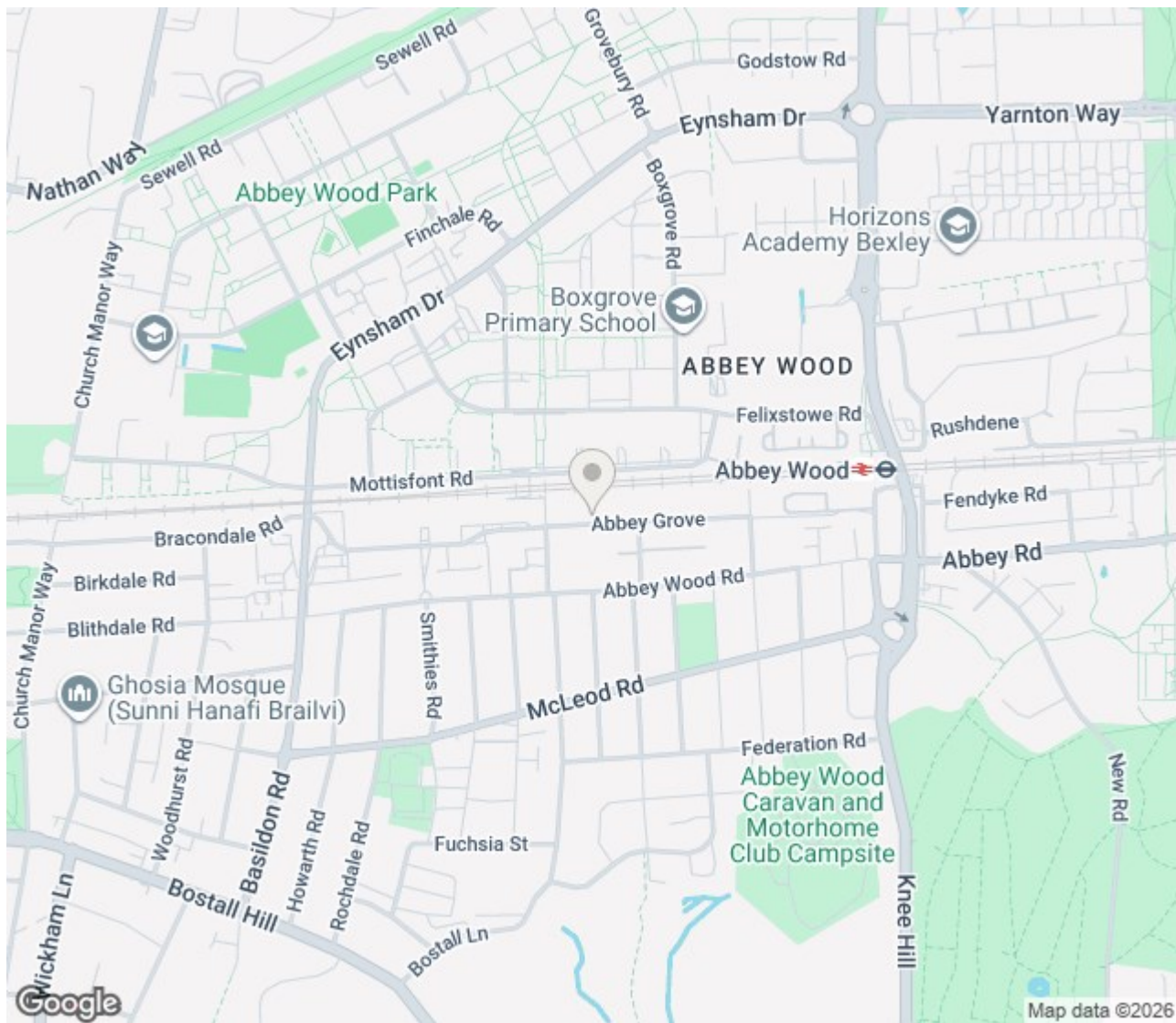
Abbey Grove, London, SE2

Approximate Area = 957 sq ft / 88.9 sq m

For identification only - Not to scale







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

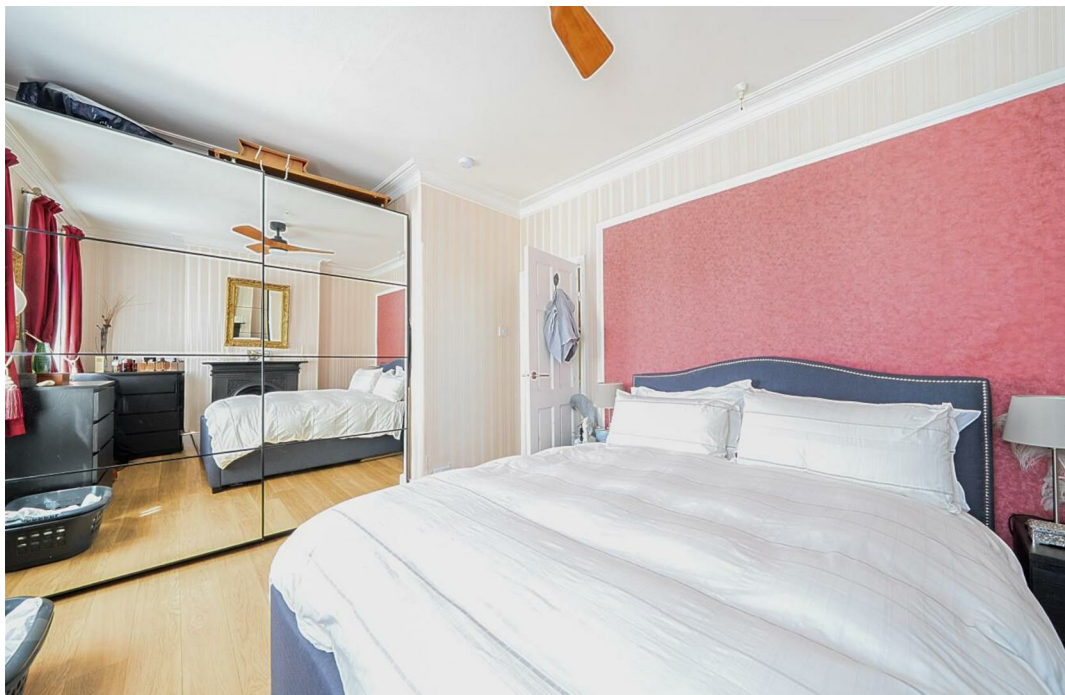
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

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.

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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.