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44 Boxgrove Road, Abbey Wood, SE2 9JY
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# 44 Boxgrove Road, Abbey Wood, SE2 9JY

## Guide Price £450,000-£465,000

An excellent opportunity to purchase this well-proportioned four-bedroom mid-terraced family home ideally situated in a convenient and sought-after location, close to a range of local amenities, highly regarded schools and excellent transport links.

The ground floor accommodation comprises a welcoming entrance, spacious lounge with patio doors opening onto the rear garden, fitted kitchen, inner lobby and ground floor WC.

To the first floor are four well-sized bedrooms and the family bathroom making this an ideal home for growing families.

The property is particularly well positioned for families with several popular schools nearby including Boxgrove, De Lucy and St Thomas à Becket Primary Schools, together with St Paul's Academy.

Transport connections are excellent with Abbey Wood Station located approximately 0.4 miles away providing Southeastern and Thameslink rail services, as well as the Elizabeth Line, offering convenient and direct connections into Central London and beyond.

A variety of local amenities are also within easy reach, including Sainsbury's and Lidl supermarkets, local shops, medical facilities and regular bus services.

For those who enjoy outdoor activities, the nearby Lesnes Abbey and its historic ruins, together with surrounding parks and children's play areas, provide plenty of opportunities for recreation and family enjoyment.

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# Boxgrove Road, London, SE2

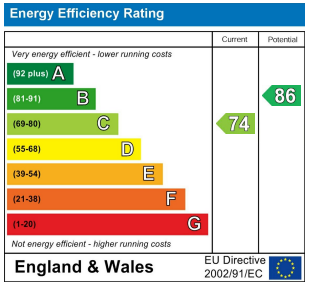
Approximate Area = 1076 sq ft / 100 sq m

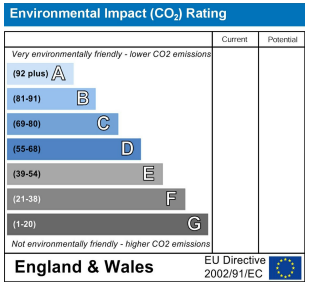
For identification only - Not to scale




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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1543512



**ENTRANCE HALL**

**RECEPTION ROOM**
16'8 x 12'2

**KITCHEN**
16'9 x 9'1

**UTILITY/STORAGE**
8'2 x 7'7

**WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**
16'8 x 9'2

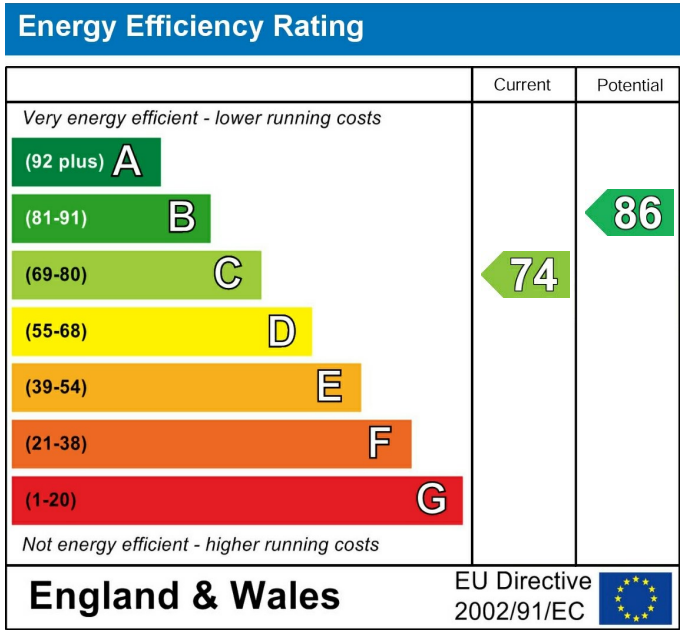
**BEDROOM TWO**
12'2 x 8'10

**BEDROOM THREE**
9'4 x 7'7

**BEDROOM FOUR**
9'1 x 7'7

**BATHROOM**
7'5 x 5'4

**GARDEN**
33'0 x 26'6




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.


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