



Panfield Road, , Abbey Wood, London, SE2 9BX

- GUIDE PRICE £400,000-£425,000
- KITCHEN/DINER
- SEPARATE WC
- CLOSE TO PRIMARY SCHOOLS AND LOCAL AMENITIES
- EPC RATING C
- THREE BEDROOM FAMILY HOME
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- 0.7 MILES TO ABBEY WOOD STATION
- TOTAL FLOOR AREA 78 SQM

Guide Price £400,000



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DESCRIPTION

This three-bedroom mid-terrace family home is ideally situated in a convenient residential location, approximately 0.7 miles from Abbey Wood Station. Offering excellent transport links, the station provides access to Southeastern and Thameslink rail services, as well as the Elizabeth Line, making this an excellent choice for commuters travelling into Central London and beyond. There are also several local bus routes operating nearby, further enhancing accessibility to the surrounding areas.

The property offers well-proportioned accommodation throughout, including a kitchen/diner that provides an ideal setting for family meals and entertaining, alongside a comfortable and inviting lounge perfect for relaxation. To the first floor, there are three bedrooms, all offering versatile living arrangements suitable for families, home working, or guest accommodation. The family bathroom is also located on the first floor and benefits from a separate WC, adding further convenience for busy households.

Externally, the property features an enclosed rear garden, providing a private outdoor space ideal for children, gardening enthusiasts, or summer entertaining.

The location is particularly appealing for families, with a selection of well-regarded schools nearby including De Lucy Primary School, Boxgrove Primary School and St Thomas a Becket Primary School. Secondary education is also easily accessible with St Paul's Academy and Harris Garrard Academy both within reach. A range of everyday amenities can be found locally, including doctors' surgeries, dental practices, shops and children's playgrounds, all contributing to the area's strong community feel and practical day-to-day living.

The property is offered to the market with no forward chain, allowing for a potentially smoother and quicker purchase process.

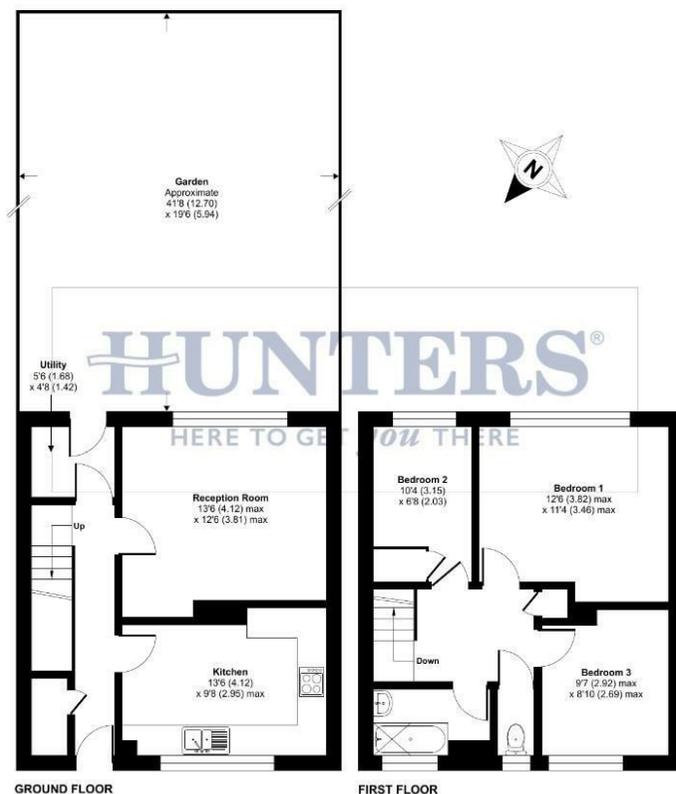




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Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Kent Ltd - Abbeywood & Bessey Heath. REF: 1408057 © nichicom 2026

Viewings

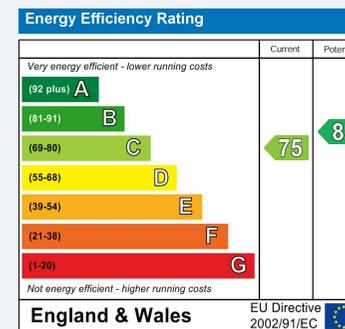
Please contact abbeywood@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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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