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34 Brodrick Grove, Abbey Wood, London, SE2 0SS

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Guide Price £500,000-£550,000

This beautifully presented three bedroom period home is set on a sought-after, tree-lined road within the popular Co-Op Estate. Thoughtfully refurbished while retaining charming original features such as the Art Deco picture window, it boasts a stylish new kitchen with quartz worktops and a Belfast sink, an upgraded boiler installed in February 2025, full rewire, wood burner with a quartz hearth, fresh plastering, and restored wooden flooring.

The welcoming entrance hall showcases a statement wooden staircase featuring stylish bannisters and spindles, leading into a bright and spacious lounge with bespoke fitted alcove units and large picture windows that fill the room with natural light. This inviting space flows into the open-plan kitchen and dining area, perfectly designed for modern living. Upstairs, a vaulted ceiling with skylight enhances the sense of space and brightness. There are three bedrooms, with the main bedroom featuring bespoke fitted wardrobes, alongside the family bathroom.

Outside, the landscaped rear garden provides a peaceful retreat with a new decked terrace, fresh fencing, and beautifully arranged planting including a fig tree, magnolia, winter-flowering cherry, herbs, ornamental grasses, and rows of lavender. The east/westerly aspect ensures the garden is a true sun trap, with sunlight from morning through to evening.

The location is ideal for families, with highly regarded schools nearby including the Ofsted Outstanding Alexander McLeod Primary School, just 0.2 miles away. Abbey Wood Station (0.5 miles) offers fast Elizabeth Line, Southeastern, and Thameslink connections with direct routes to Canary Wharf, Liverpool Street, and Heathrow. Excellent bus and road links provide easy access across London and beyond.

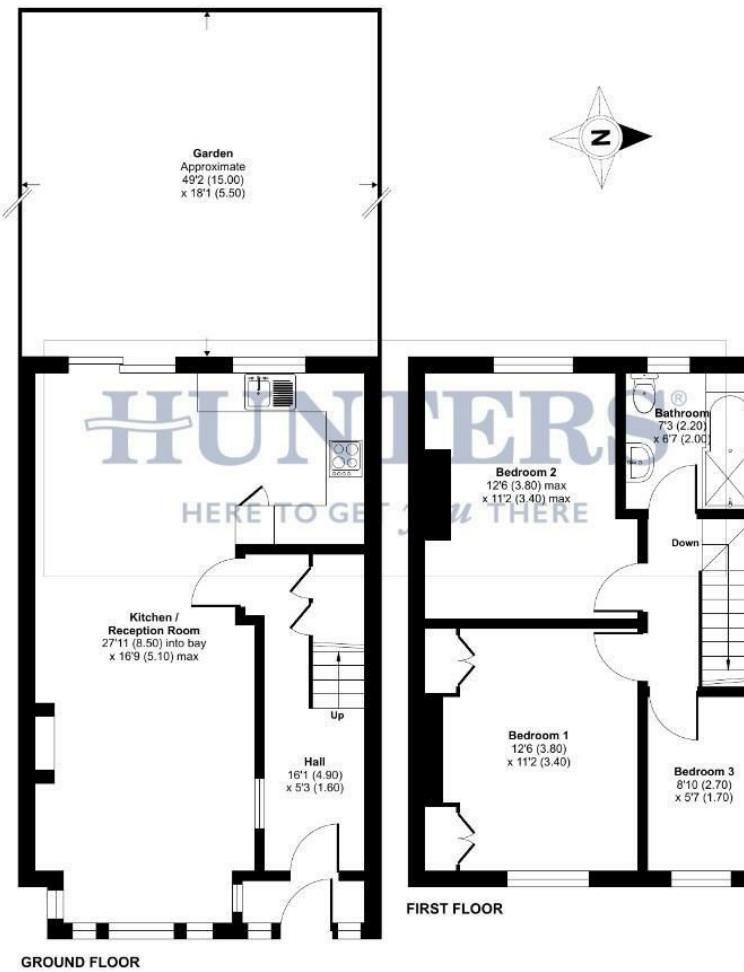
Nearby green spaces such as Lesnes Abbey Woods with its ancient woodland and historic ruins, Bostall Gardens, offering a playground, sports area, outdoor gym, and tennis courts provide plenty of leisure options.

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Brodrick Grove, London, SE2

Approximate Area = 886 sq ft / 82.3 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). © nchecom 2025. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF:1365251

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		

ENCLOSED PORCH**ENTRANCE HALL****OPEN PLAN LIVING/KITCHEN**

27'11 (into bay) x 16'9 (max)

FIRST FLOOR LANDING**BEDROOM ONE**

12'6 x 12'2

BEDROOM TWO

12'6 x 11'2

BEDROOM THREE

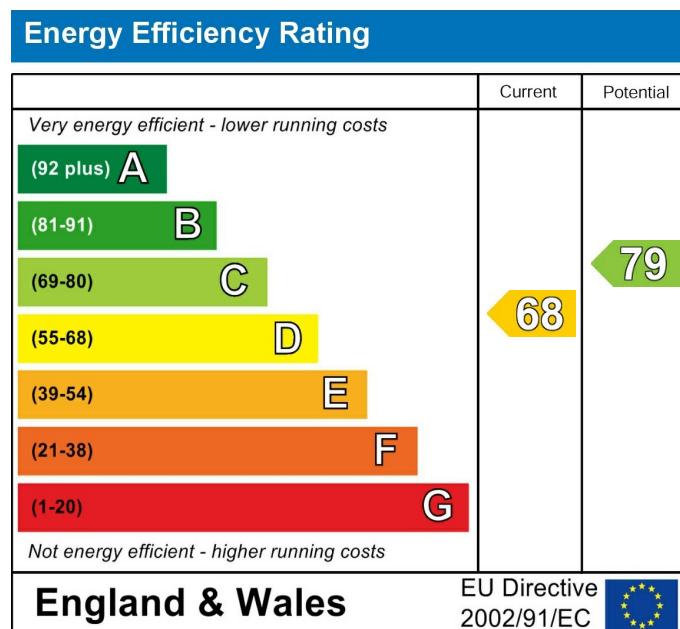
8'10 x 5'7

BATHROOM

7'3 x 6'7

GARDEN

49'8 x 18'1



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.

