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65 Rushdene, London, SE2 9RP

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Guide Price £400,000 - £425,000

Nestled on the peaceful and well-regarded Rushdene in Abbey Wood, this beautifully presented three-bedroom terraced house offers a fantastic opportunity for those looking to step onto the property ladder, expand their family home, or secure a strong addition to their investment portfolio.

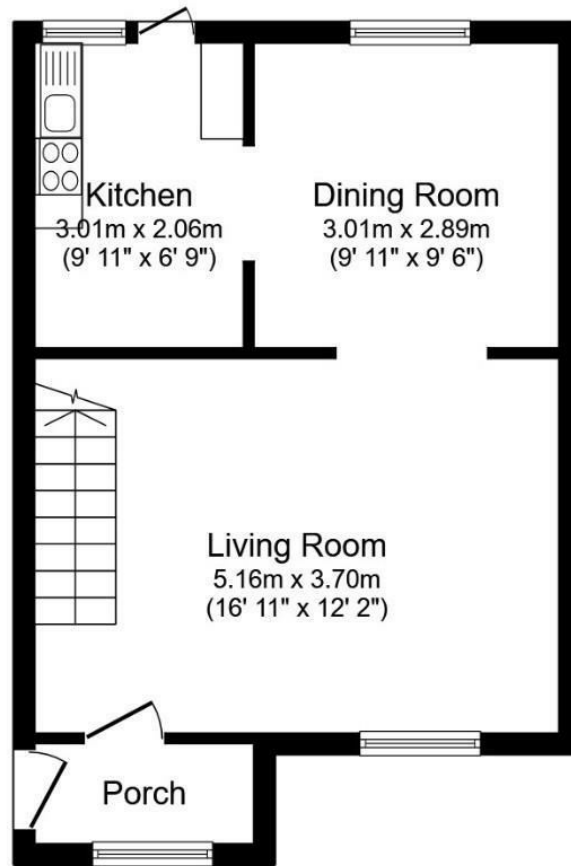
The property is set across two floors and boasts a stylish and modern interior throughout, ideal for buyers seeking a home that's ready to move into. The ground floor features a bright and inviting living area, perfect for relaxing or entertaining, and a contemporary fitted kitchen with ample storage and worktop space. Upstairs, the property comprises two spacious double bedrooms and a third single bedroom, ideal for a child's room, guest space or a dedicated home office. A modern family bathroom completes the upper level, offering a clean and elegant finish.

This home has been tastefully updated by its current owners and is finished to a high standard, with a neutral and versatile décor that will appeal to a wide range of buyers. The layout is practical and well-suited to growing families, professional couples, or first-time buyers looking for long-term value.

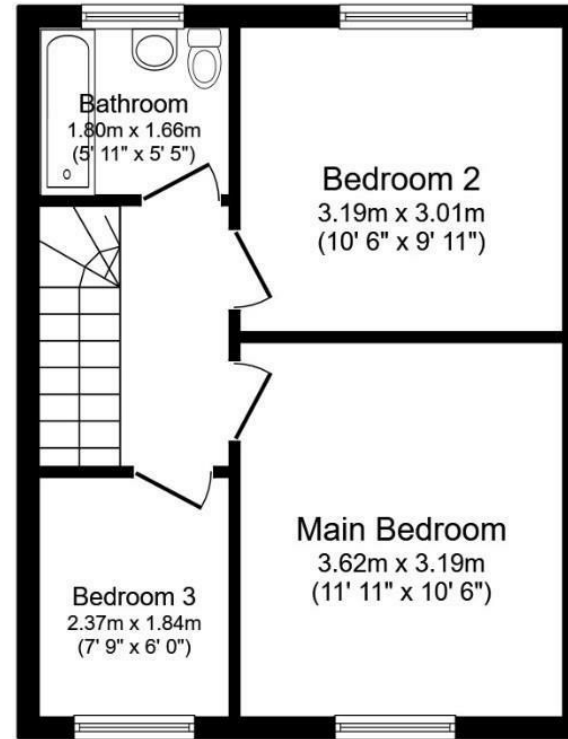
One of the key advantages of this property is its excellent location — just a short walk from Abbey Wood Station, which now benefits from the Elizabeth Line (Crossrail). This brings fast and direct connections to Central London, including Canary Wharf, Liverpool Street, Farringdon, Tottenham Court Road, and even Heathrow Airport, significantly cutting commute times and boosting convenience for residents. Whether you're working in the city or simply looking for easier access to London's key destinations, this location delivers on connectivity.

Abbey Wood itself is undergoing substantial regeneration, making it a prime area for investment. The improved transport links, coupled with nearby green spaces, local schools, shops, and parks, make Rushdene a desirable place to call home. For investors, the strong rental

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Ground Floor
Floor area 37.6 sq.m. (404 sq.ft.)



First Floor
Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 72.8 sq.m. (783 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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		

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		

LIVING ROOM

16'8" x 11'9"

DINING ROOM

9'2" x 9'10"

KITCHEN

6'6" x 9'10"

BATHROOM

5'10" x 5'2"

BEDROOM ONE

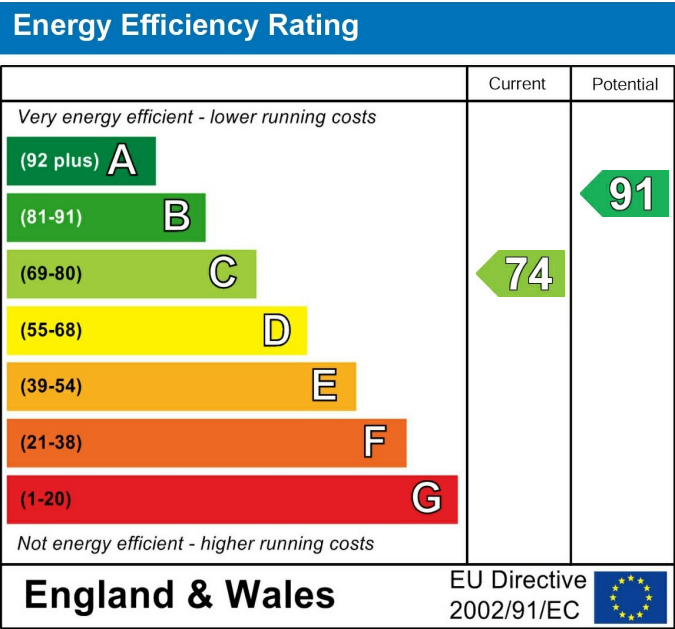
10'5" x 11'9"

BEDROOM TWO

7'6" x 9'10"

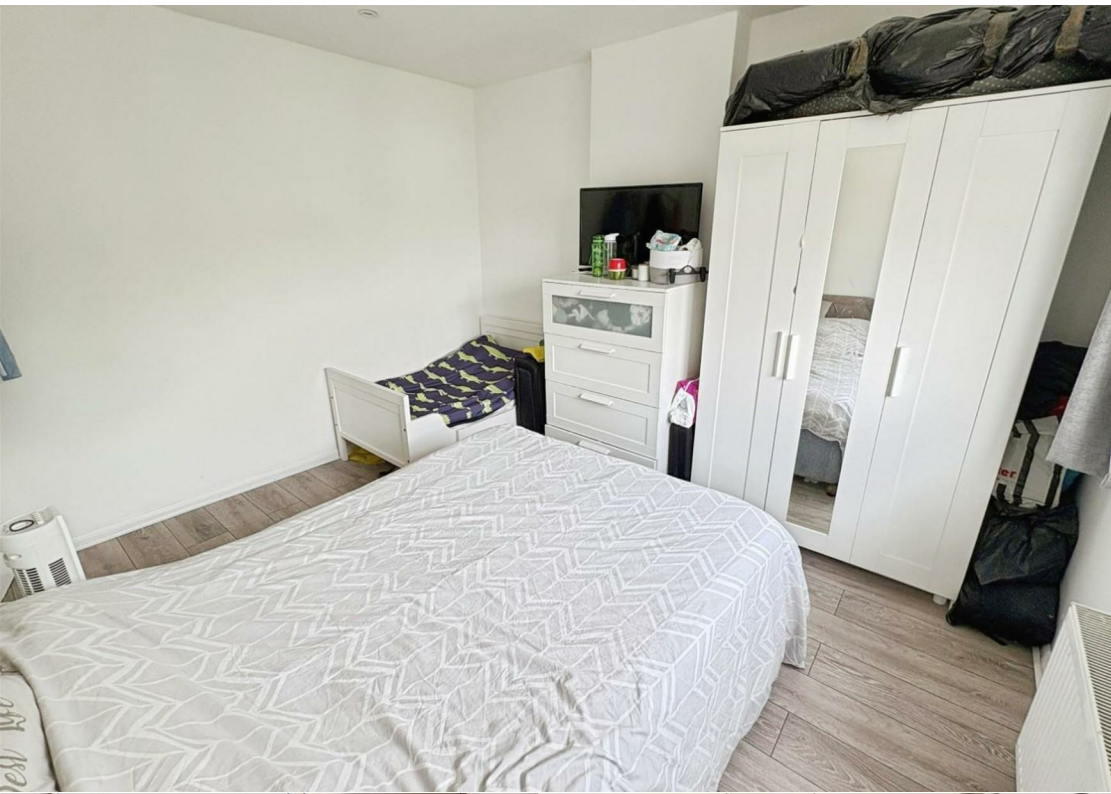
BEDROOM THREE

5'10" x 7'6"



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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