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137 Howarth Road, Abbey Wood, London, SE2 0UW

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Guide Price £525,000-£550,000

This beautifully presented three-bedroom period end-of-terrace family home offers a superb blend of character and modern living, and is presented in immaculate condition following a comprehensive refurbishment throughout. The welcoming ground floor is arranged in a desirable semi open-plan layout, creating a bright and sociable living space, enhanced by stylish plantation shutters. A contemporary fitted kitchen provides both practicality and design appeal, while a convenient downstairs WC adds to the functionality of the home. Significant improvements include updated electrics, a modern boiler and new radiators, ensuring comfort and efficiency.

To the first floor, the property continues to impress with a well-appointed bathroom featuring a modern four-piece suite. This includes a bath, a separate shower cubicle, a close-coupled WC and a wash hand basin, all finished to a high standard to create a relaxing and practical space for everyday use.

Externally, the home benefits from off-road parking with EV Charger and valuable side access, a particularly useful feature for families and those with outdoor or storage needs. The location is ideal for both families and commuters, with Alexander McLeod Primary School just 0.4 miles away. Abbey Wood Station is approximately 0.9 miles from the property, offering excellent transport links via Southeastern and Thameslink services, as well as the Elizabeth Line, providing swift access across London and beyond.

In addition to being close to the open green spaces of Bostall Woods and the historic Lesnes Abbey Woods and Ruins, the property is also conveniently located near Bostall Gardens, which offers a children's playground, a multi-use games area, an outdoor gym facility and two hard-surface tennis courts, making it an excellent setting for family life and outdoor recreation.

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For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		53	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

RECEPTION ROOM

24'6 x 11'6

KITCHEN/DINER

17'3 x 8'8

GROUND FLOOR WC

BEDROOM ONE

14'3 x 9'11

BEDROOM TWO

11'11 x 9'11

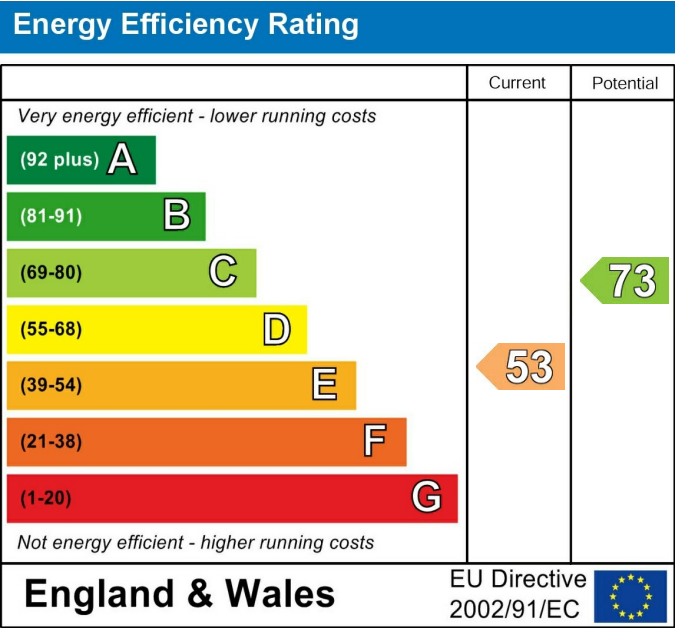
BEDROOM THREE

9'0 x 6'10

BATHROOM

GARDEN

OFF ROAD PARKING



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.









