



HUNTERS[®]

HERE TO GET *you* THERE

47 Sydney Road, London, SE2 9RZ

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Asking Price £475,000

Well-presented and much-loved family home, thoughtfully maintained by the current owners and offering a superb opportunity for a wide range of buyers. The property combines practical living space with a highly convenient location, making it ideal for growing families and commuters alike.

Externally, the home benefits from side access, off-road parking, and a garage, providing ample storage and secure parking options. Upon entering, you are welcomed into a bright and inviting interior. The ground floor features two well-proportioned reception rooms, offering flexible living and dining space, perfect for both everyday family life and entertaining guests.

To the first floor, the property offers three bedrooms, each providing a pleasant outlook and versatile accommodation for family members, guests, or a home office. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property boasts a wonderful, well-established and meticulously maintained garden, along with access to a convenient crawl space cellar.

The location is a standout feature, situated just 0.2 miles from Abbey Wood Station, giving easy access to Southeastern and Thameslink services, as well as the Elizabeth Line, providing fast and direct connections into Central London and beyond. For day-to-day convenience, Sainsbury's Supermarket, local shops, and a variety of amenities are all within close proximity, along with numerous bus routes connecting to surrounding areas.

For those who enjoy outdoor space, the beautiful Lesnes Abbey Woods and historic ruins are nearby, offering scenic walks and green open spaces. The property is also well-positioned for families, with a selection of reputable primary and secondary schools within easy reach.

This is a wonderful home that has been clearly cherished, offering both comfort and potential in a highly sought-after and well-connected location.

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Ground Floor



First Floor



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		
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	

ENTRANCE PORCH

LOUNGE

15'9 x 11'9

DINING ROOM

11'2 x 8'9

KITCHEN

11'9 x 6'4

FIRST FLOOR LANDING

BEDROOM ONE

11'9 x 9'5

BEDROOM TWO

10'8 x 10'3

BEDROOM THREE

5'5 x 5'3

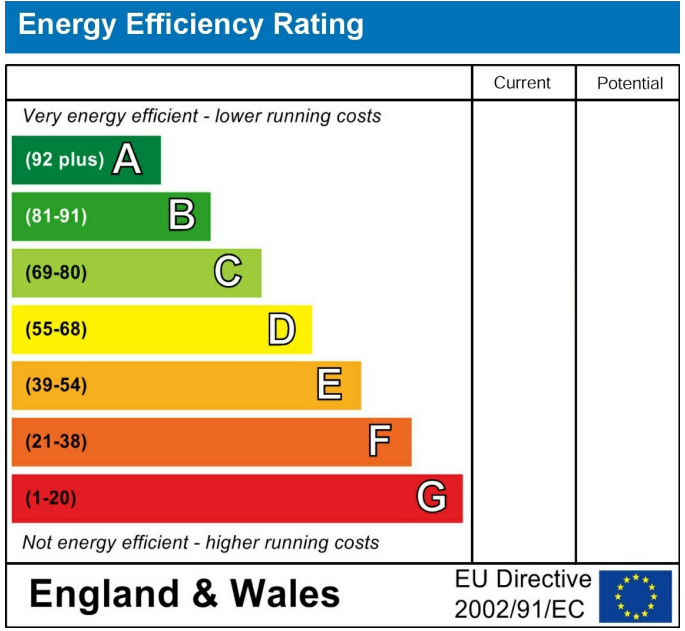
BATHROOM

5'5 x 5'3

GARDEN

OFF ROAD PARKING

GARAGE



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.





