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30 Brimpsfield Close, London, SE2 9LR

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Asking Price £425,000

Residing in a quiet and peaceful residential close in Abbey Wood, this well-presented three bedroom terraced home on Brimpsfield Close offers spacious and practical living throughout, making it an ideal purchase for first-time buyers, families or investors alike.

The ground floor comprises an inviting entrance hall leading to a bright and spacious living room, a well-appointed kitchen, and a separate utility room providing additional storage and convenience. To the rear, the property benefits from a private garden, perfect for outdoor relaxation and entertaining.

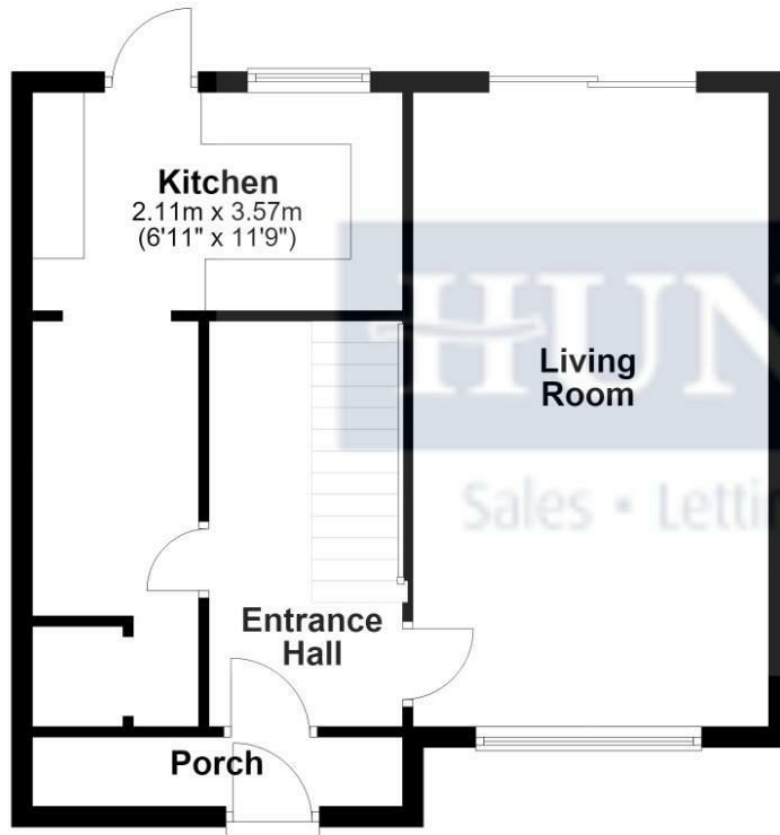
Upstairs, the home offers three well-proportioned bedrooms, along with a family bathroom and a separate WC, adding further practicality for modern family living. The property is well kept throughout, presented in clean and tidy condition, allowing any incoming purchaser to move straight in with minimal effort.

Located within easy reach of Abbey Wood Station, residents benefit from excellent transport links including the Elizabeth Line, providing fast and direct access into Central London and beyond. The property is also well served by local schools, parks, shops and amenities, making it a highly convenient and desirable location.

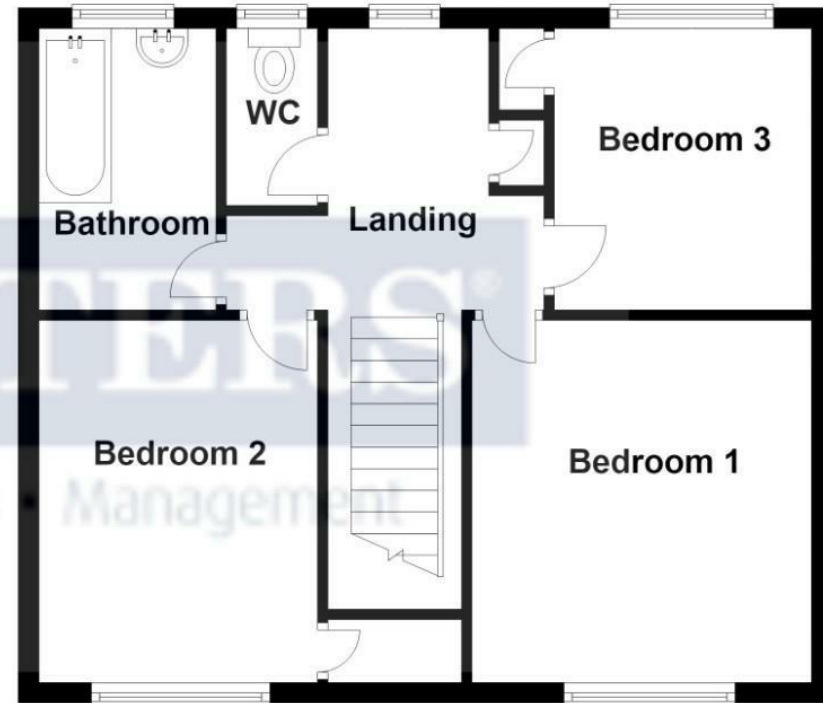
Early viewing is highly recommended.

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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		
	69	83
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	

PORCH

ENTRANCE HALL

UTILITY ROOM

KITCHEN
8'5" x 11'8"

LIVING ROOM
8'5" x 11'8"

WC

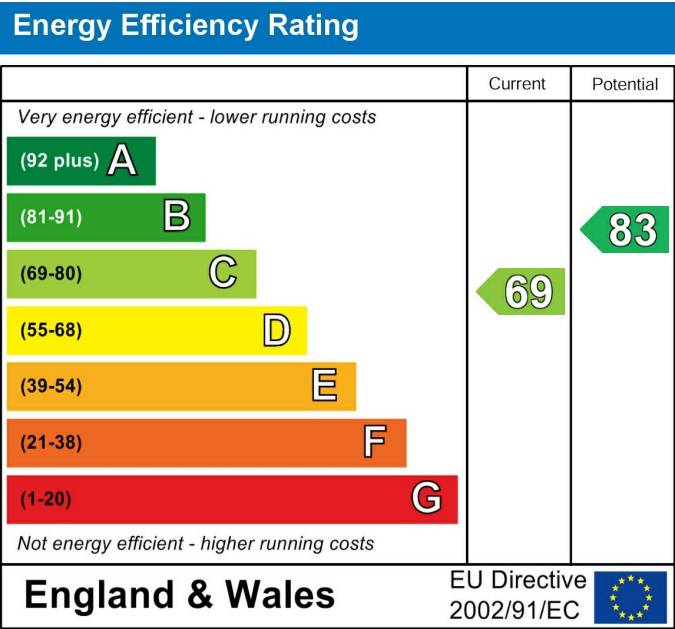
BATHROOM

LANDING

BEDROOM ONE
11'5" x 11'6"

BEDROOM TWO
8'5" x 12'2"

BEDROOM THREE
8'2" x 8'11"



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.









