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18 Smithies Road, Abbey Wood, SE2 0TG
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Guide Price £425,000-£450,000

Set in a popular residential area and offered to the market with no onward chain, this two-bedroom period terrace offers spacious and versatile accommodation.

At the heart of the home is a welcoming through lounge providing a comfortable open living and dining area. To the rear doors open onto the garden, allowing natural light into the room and creating an easy flow between the house and outside space.

The separate kitchen is well arranged, with a good range of storage and worktop space, making it practical for day-to-day use.

On the first floor there are two well-proportioned bedrooms and an impressive family bathroom fitted with a bath, wash hand basin, separate shower cubicle and bidet.

A further feature is the spiral staircase leading to a boarded loft space, offering useful additional storage and potential for a variety of uses, subject to any necessary permissions and regulations. Permitted development has previously been granted for a two bedroom and one bathroom loft conversion and for a kitchen side extension

Outside, the rear garden provides a private space with a patio area ideal for outdoor seating, dining and entertaining.

The location is particularly convenient for commuters with Abbey Wood Station just over half a mile away. The station provides connections via Southeastern, Thameslink and the Elizabeth Line offering access towards Canary Wharf, the City and Central London. Local shops, healthcare facilities and bus services are also readily accessible.

For families, Alexander McLeod Primary School is nearby, while the surrounding area benefits from the extensive green space of Lesnes Abbey Woods and Lesnes Abbey Ruins.

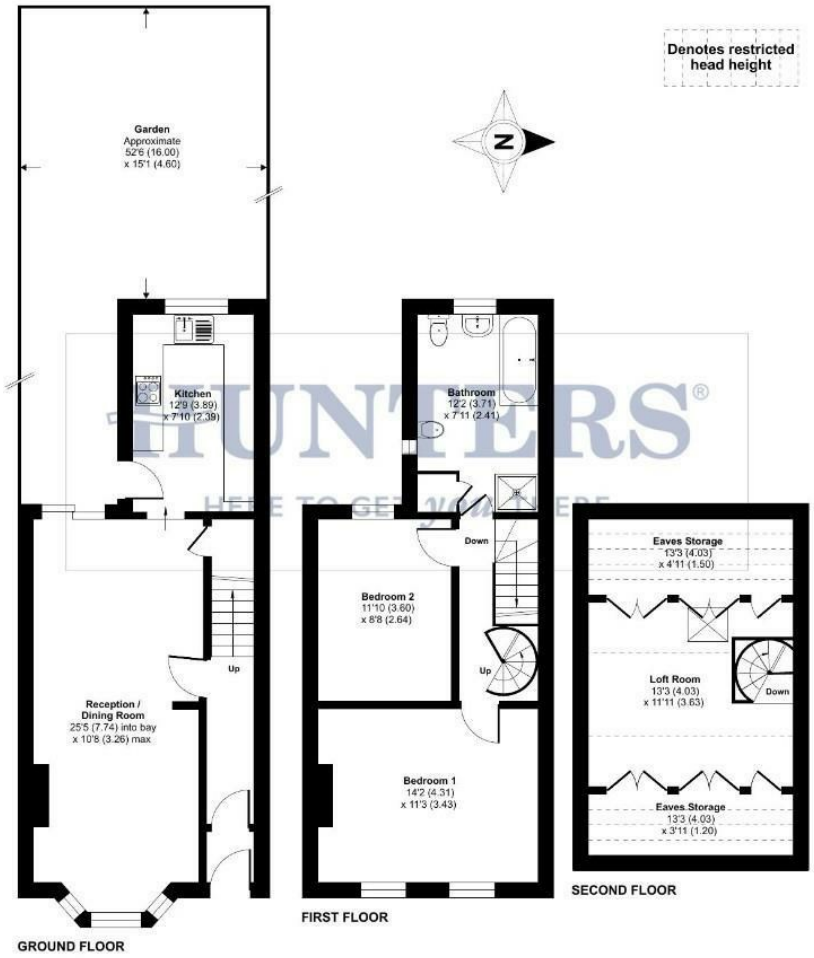
Material Information: The property has experienced historic, localised movement due to a specific drainage fault in the garden which has since been professionally repaired along with cosmetic cracks (no underpinning required), with all structural engineer sign-offs and invoices held on file for inspection.

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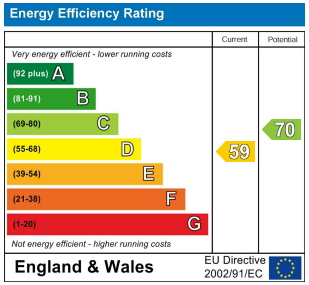
Smithies Road, London, SE2

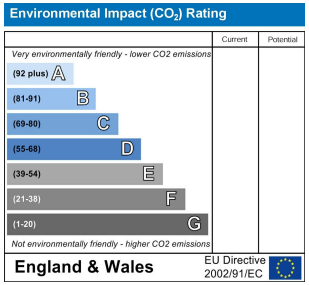
Approximate Area = 964 sq ft / 89.5 sq m
Limited Use Area(s) = 213 sq ft / 19.7 sq m
Total = 1177 sq ft / 109.3 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1528794





ENTRANCE HALL

LOUNGE/DINER
25'5 x 10'8

KITCHEN
12'9 x 7'10

FIRST FLOOR LANDING

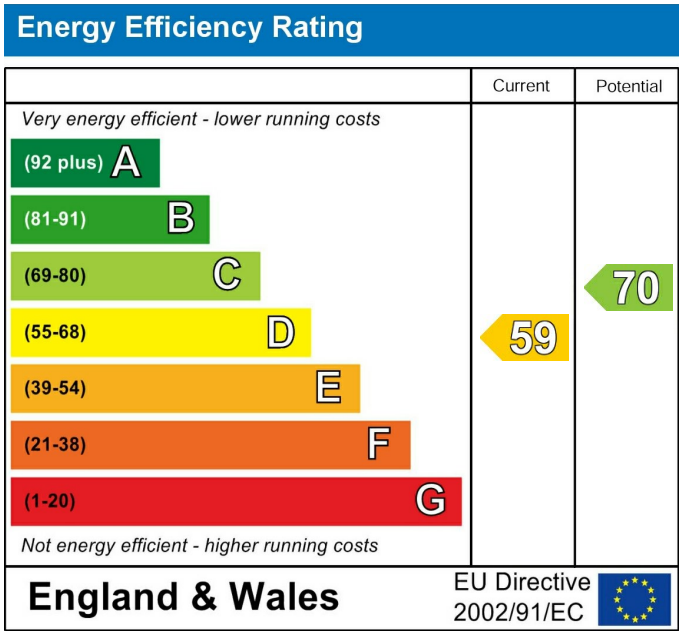
BEDROOM ONE
14'2 x 11'3

BEDROOM TWO
11'10 x 8'8

BATHROOM
12'2 x 7'11

LOFT SPACE
13'3 x 11'33

GARDEN
52'6 x 15'1



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.


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