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114 Eynsham Drive, Abbey Wood, London, SE2 9QZ

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Guide Price £425,000-£450,000

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This well-presented three bedroom home offers comfortable and practical living, ideal for a growing family, first-time buyers and investors. The property includes off-road parking and a bright, modern kitchen complete with an integrated dishwasher. Just off the kitchen is a useful lobby area housing an integrated fridge and freezer, providing additional storage and convenience.

The home also includes a spacious first-floor landing that provides access to a loft space equipped with power and lighting. Ample storage is available throughout, enhancing the property's practicality and overall appeal.

The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons. Outside, there is a pretty, low-maintenance garden that offers a pleasant space to relax or enjoy a meal outdoors without the need for extensive upkeep.

The area offers excellent transport connections and a strong sense of community. Abbey Wood Station is just 0.6 miles away, offering Southeastern and Thameslink services as well as the Elizabeth Line, providing fast and frequent trains into central London, Canary Wharf, and Heathrow Airport. The Elizabeth Line connects directly to Farringdon, Tottenham Court Road, Paddington, and beyond, making commuting and city travel straightforward and efficient.

Families will find several schools within easy reach, including De Lucy Primary School, Boxgrove Primary School, Willow Bank Primary School, St Paul's Academy, and Harris Garrard Academy. Bus routes, doctors' surgeries, and shops are also nearby, ensuring everyday essentials are conveniently close.

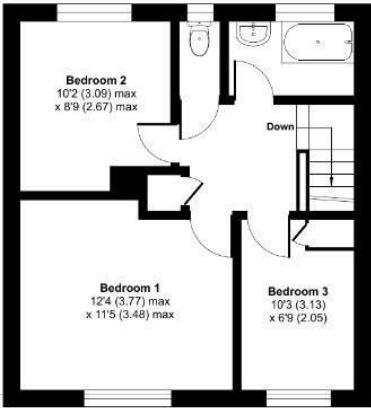
This property offers a well-balanced combination of practicality, modern features, and excellent transport links making this a comfortable home in a well-connected location.

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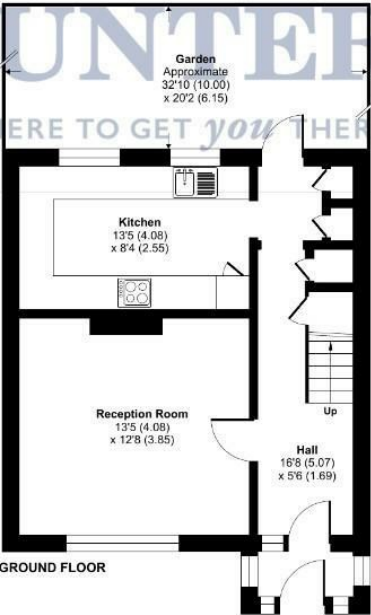
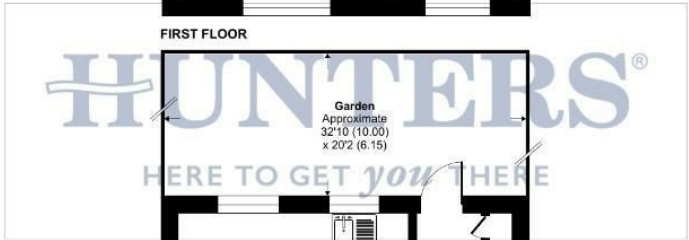
Eynsham Drive, London, SE2

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1380443

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

13'5 x 12'8

KITCHEN

13'5 x 8'4

LOBBY

FIRST FLOOR LANDING

BEDROOM ONE

12'4 x 11'5

BEDROOM TWO

10'2 x 8'9

BEDROOM THREE

10'3 x 6'9

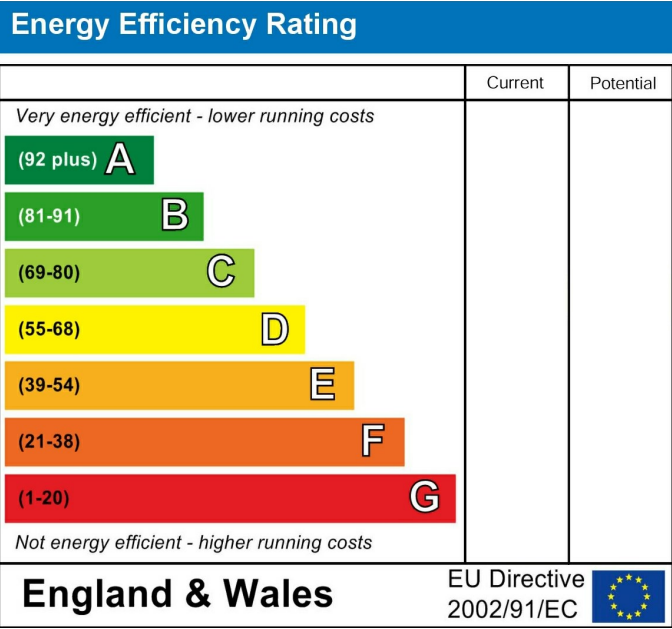
BATHROOM

WC

GARDEN

32'10 x 20'2

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.



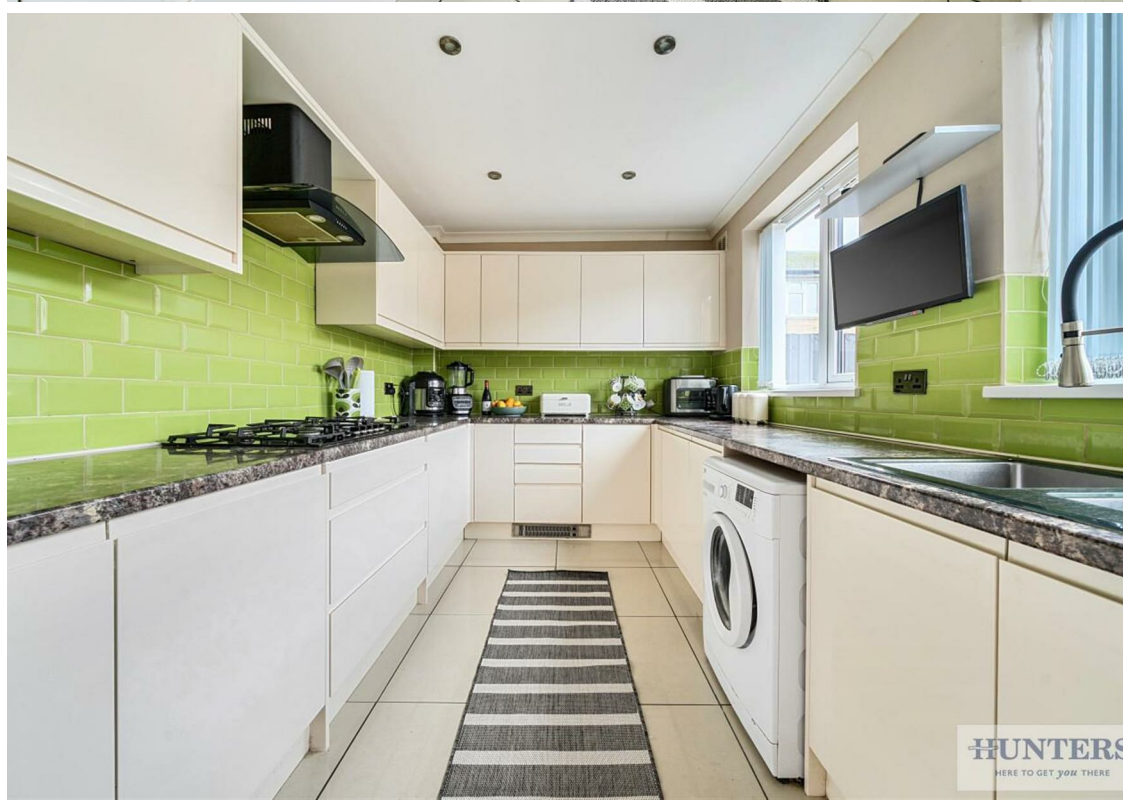
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