



HUNTERS[®]

HERE TO GET *you* THERE

40 Mottisfont Road, Abbey Wood, SE2 9LN

40 Mottisfont Road, Abbey Wood, SE2 9LN

Asking Price £390,000

Offered to the market with no onward chain, this three-bedroom mid-terrace home occupies a cul-de-sac setting and makes an ideal purchase for first-time buyers, growing families, or investors seeking a conveniently located property with excellent transport links. The ground floor comprises an entrance hall leading to the lounge, providing an ideal space for everyday living and relaxation. To the rear, the kitchen/diner offers room for both cooking and dining, creating a practical and sociable environment for family life. Completing the ground floor is a convenient shower room, adding further practicality for busy households and guests.

To the first floor are three bedrooms, all offering flexibility for family accommodation, guest rooms, or home working. The family bathroom is complemented by a separate WC.

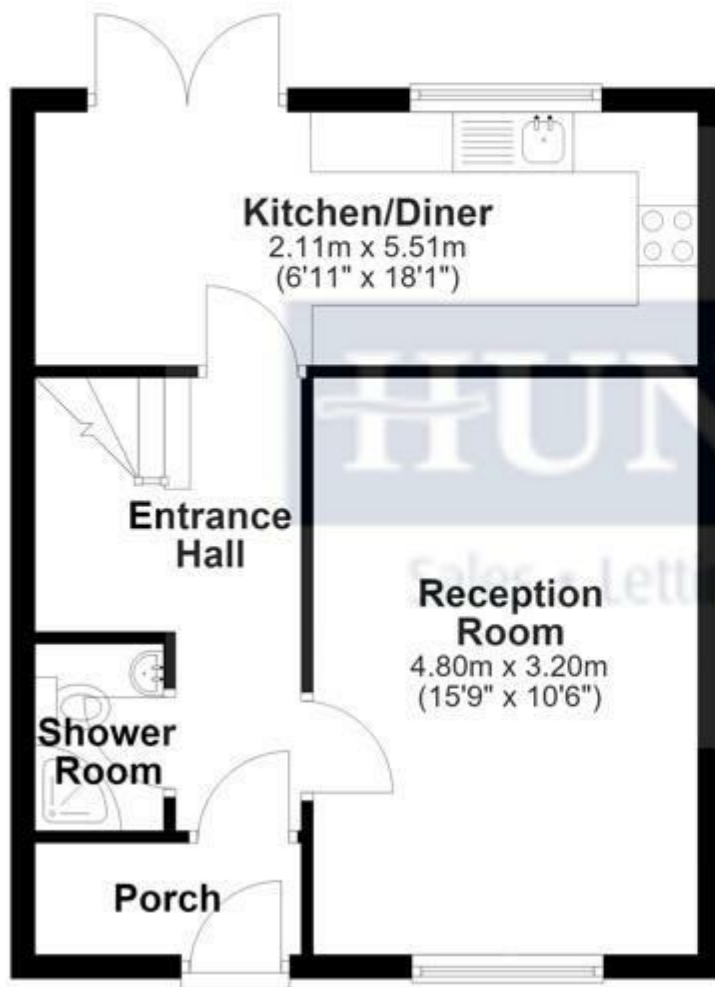
Externally, the property benefits from gardens to both the front and rear. The rear garden provides a private outdoor space with plenty of potential for landscaping, entertaining, or family enjoyment.

The location is a particular feature of this home. Situated just 0.3 miles from Abbey Wood Station, residents benefit from exceptional transport connections via the Elizabeth Line, dramatically reducing journey times into Central London, Canary Wharf and Heathrow Airport. Additional rail services are available through Thameslink and Southeastern, providing extensive connectivity across London, Kent and beyond, making this an excellent choice for commuters.

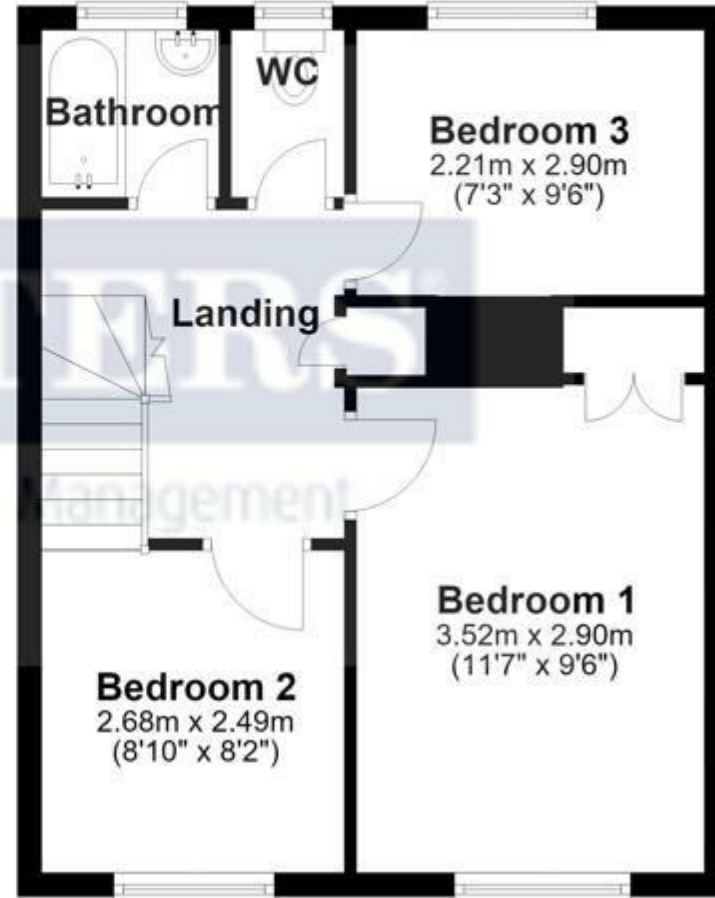
Everyday amenities are readily accessible, including a nearby Sainsbury's supermarket and a variety of local shops, cafés and services. Families are particularly well catered for, with several respected schools located within the surrounding area, including Boxgrove Primary School, St Thomas a Becket Catholic Primary School, De Lucy Primary School and St Paul's Academy. Nearby healthcare facilities and recreational amenities further contribute to the convenience and family-friendly appeal of the location.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

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

ENTRANCE HALL

GROUND FLOOR SHOWER ROOM

LOUNGE

15'9 x 10'6

KITCHEN/DINER

18'1 x 6'11

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 9'6

BEDROOM TWO

8'10 x 8'2

BEDROOM THREE

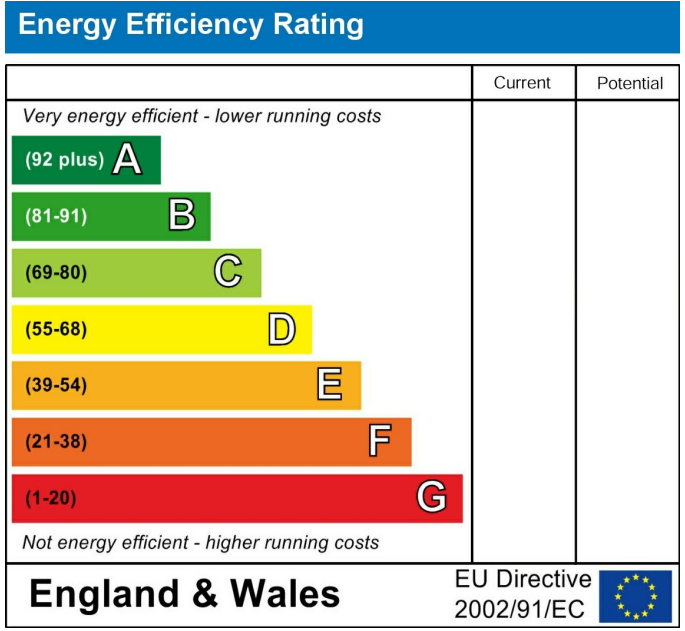
10'2 x 7'3

BATHROOM

SEPARATE WC

FRONT GARDEN

REAR GARDEN



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.







