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43 Crumpsall Street, Abbey Wood, SE2 0LR

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# 43 Crumpsall Street, Abbey Wood, SE2 0LR

## Offers In Excess Of £450,000

Situated within a residential setting in Abbey Wood, this chain-free three-bedroom end-of-terrace home offers spacious accommodation, making it an ideal opportunity for families, first-time buyers or investors alike.

The ground floor features a bright and generously proportioned lounge diner, providing an excellent space for both everyday living and entertaining. Large windows to two aspects allow plenty of natural light to flood the room, creating a warm and welcoming atmosphere with ample space for both seating and dining areas.

The fitted kitchen offers a practical layout with a range of appliances including an oven, hob, extractor hood, dishwasher and fridge freezer. The kitchen also provides direct access to the rear garden, creating a convenient indoor-outdoor flow ideal for summer dining or relaxing outdoors.

Upstairs, the property comprises three well-sized bedrooms along with a modern shower room.

Externally, the private rear garden is designed for low-maintenance upkeep and benefits from useful side access.

Conveniently positioned for commuters, the property is approximately 0.3 miles from Abbey Wood Station, offering excellent transport connections via Southeastern and Thameslink services, along with the Elizabeth Line providing fast and direct access into Canary Wharf, Central London and beyond.

The property is also ideally located for local amenities, with Sainsbury's supermarket, local shops and a variety of bus routes all close by. Families will appreciate the proximity to well-regarded schools, including Alexander McLeod Primary School just 0.4 miles away.

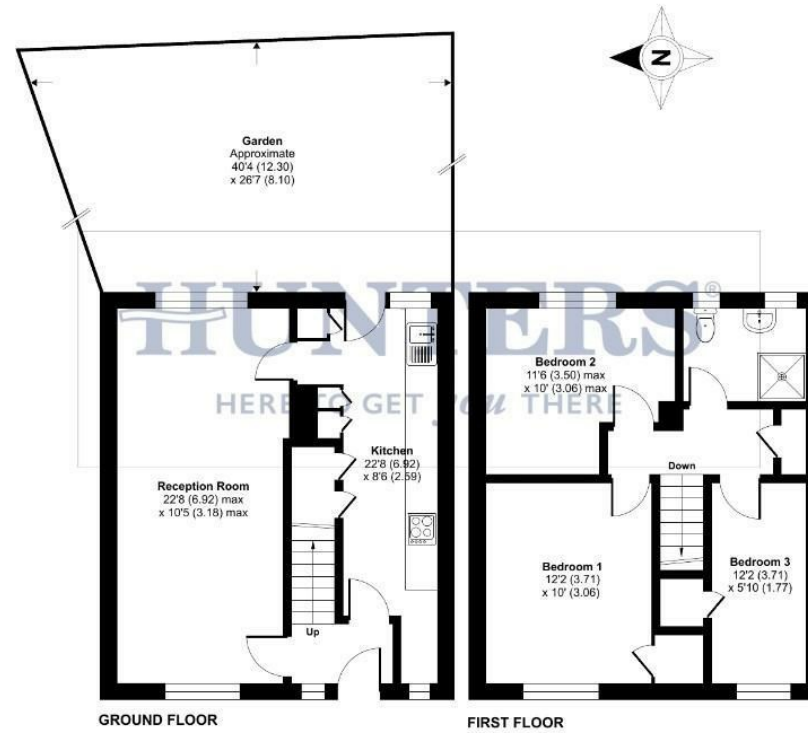
Nature lovers and walkers can also enjoy being close to the historic Lesnes Abbey Woods and ancient abbey ruins, offering beautiful green open spaces and scenic woodland walks nearby, further enhancing the appeal of this well-connected location.

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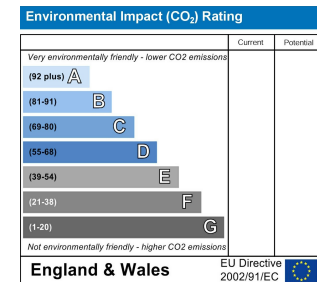
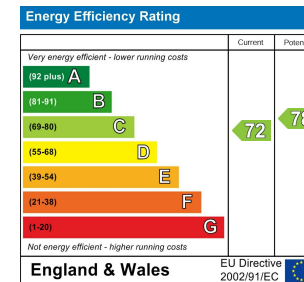
# Crumpsall Street, London, SE2

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1457006



**ENTRANCE**

**LOUNGE DINER**

22'8 x 10'5

**KITCHEN**

22'8 x 8'6

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'2 x 10'0

**BEDROOM TWO**

11'6 x 10'0

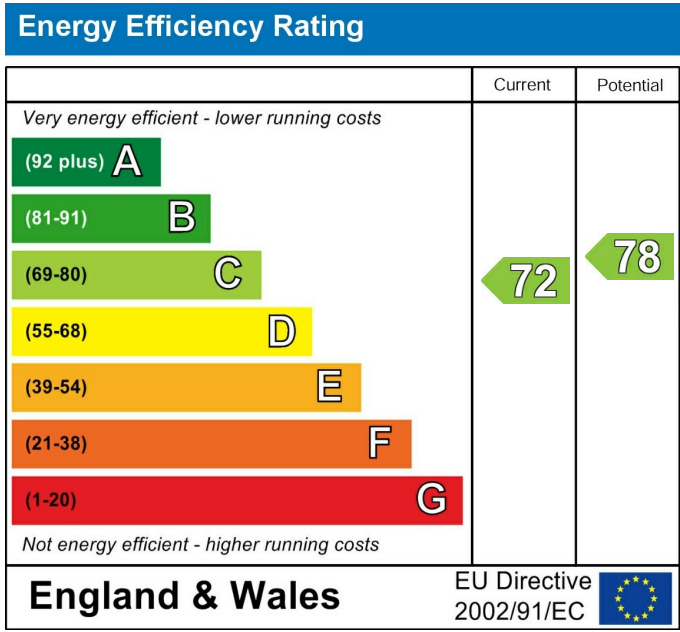
**BEDROOM THREE**

12'2 x 5'10

**SHOWER ROOM**

**GARDEN**

40'4 x 26'7



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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