



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

9 Abbey Grove, Abbey Wood, London, SE2 9EU

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## 9 Abbey Grove, Abbey Wood, London, SE2 9EU

Guide Price £550,000-£575,000

Offered to the market with no onward chain, this attractive three-bedroom Victorian semi-detached home, believed to have been built circa 1891, presents an excellent opportunity for a range of buyers, including first-time purchasers, growing families, and investors alike. Combining period character with well-proportioned accommodation, the property offers versatile living space in a highly convenient location.

The ground floor features a bright and spacious kitchen/diner that forms the heart of the home. Designed with both everyday living and entertaining in mind, this space benefits from ample worktop and storage provision, along with bi-fold doors that open directly onto the rear garden. These doors not only flood the room with natural light but also create a seamless connection between indoor and outdoor living, making it ideal for summer gatherings and family use. In addition, there is a well-proportioned lounge/diner, offering a flexible space that can be arranged to suit a variety of needs, whether as a relaxing sitting area, formal dining space, or a combination of both.

To the first floor, there are three double bedrooms, each offering comfortable accommodation. The family bathroom features a modern four-piece suite, including both a bath and separate shower, providing a practical yet luxurious space for daily routines. Externally, the property benefits from a private rear garden, ideal for outdoor dining.

The location is a key highlight, particularly for families, with Alexander McLeod Primary School close by. The surrounding area offers an abundance of green open spaces, including the popular Abbey Woods and its historic ruins, providing scenic walking routes and recreational opportunities.

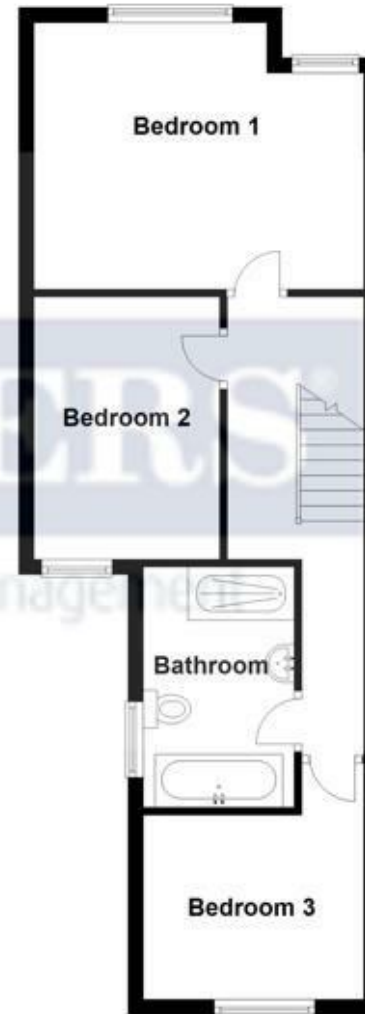
For commuters, the property is exceptionally well placed, with Abbey Wood Station approximately 300 metres away. This provides access to Southeastern and Thameslink rail services, as well as the highly regarded Elizabeth Line.

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**



**HUNTERS**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**THROUGH LOUNGE**

23'7 x 14'3

**KITCHEN/DINER**

19'3 x 9'6

**LANDING**

**BEDROOM ONE**

14'4 x 11'6

**BEDROOM TWO**


12'8 x 8'8

**BEDROOM THREE**

9'7 x 9'3

**BATHROOM**

**GARDEN**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.







