



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

12 Boxgrove Road, Abbey Wood, SE2 9JY

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Guide Price £425,000-£450,000

A well-presented three-bedroom terraced home, ideally positioned within a convenient residential location. This much-loved property has remained within the same family for over sixty years, offering a rare opportunity to acquire a home with both history, warmth, and excellent long-term potential.

The accommodation comprises a bright and welcoming living area, providing a comfortable space for relaxation and entertaining, alongside a modern fitted kitchen designed for both practicality and everyday ease of use, with ample storage and workspace. To the first floor, the property benefits from a well-maintained, modern bathroom suite, finished to a good standard and offering a clean, functional layout suited to family living.

Externally, the property further benefits from off-road parking, a valuable and increasingly sought-after feature in the area, providing convenience and peace of mind.

The property is particularly well-suited for families, being located just a short distance from several highly regarded schools, including Boxgrove, De Lucy and St Thomas à Becket Primary Schools, and St Paul's Academy.

Transport links are excellent, with Abbey Wood Station approximately 0.4 miles away, offering access to Southeastern and Thameslink rail services, as well as the Elizabeth Line, providing fast and direct connections into Central London and beyond.

A wide range of local amenities are within easy reach, including Sainsbury's and Lidl supermarkets, along with a variety of local shops, medical facilities, and well-served bus routes. The surrounding area also offers an abundance of green space, with Lesnes Abbey and its historic ruins nearby, as well as parks and children's play areas, perfect for outdoor activities and family enjoyment.

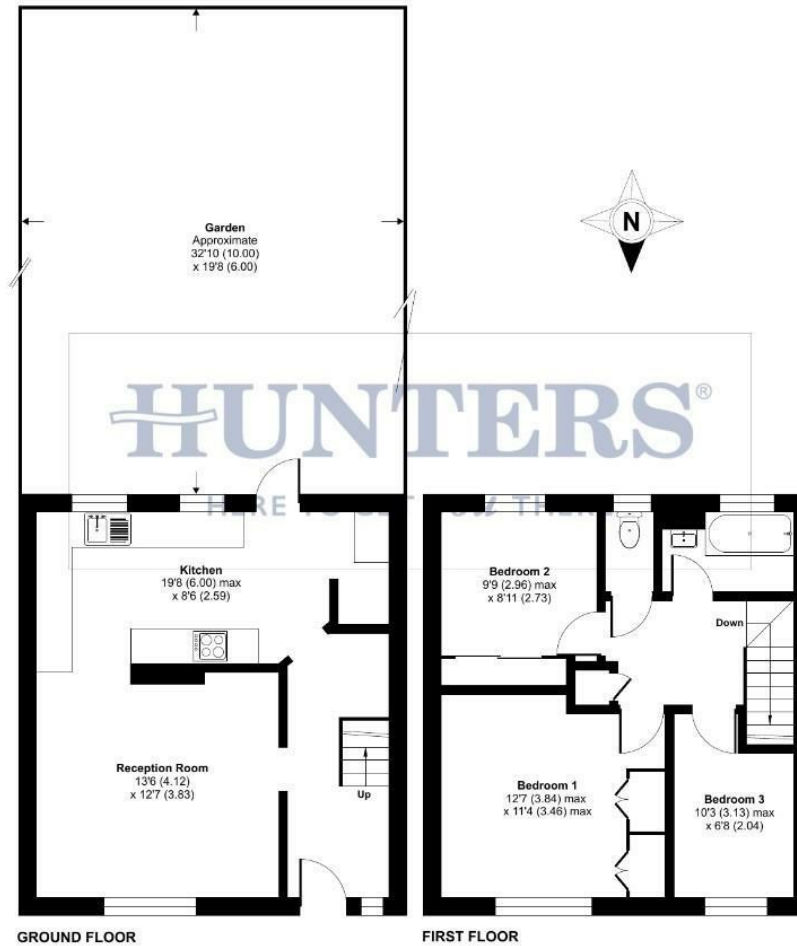
Overall, this is an excellent opportunity to purchase a well-located, long-held family home offering convenience, strong transport desirable schooling options, and the added benefit of off-road parking.

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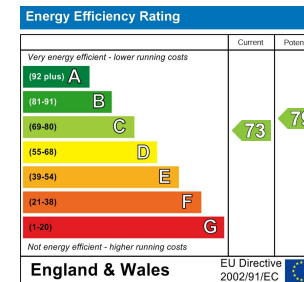
# Boxgrove Road, London, SE2

Approximate Area = 848 sq ft / 78.7 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). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1456937



**ENTRANCE HALL**

**LOUNGE**

13'6 x 12'7

**KITCHEN**

19'8 x 8'6

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'7x 11'4

**BEDROOM TWO**

9'9 x 8'11

**BEDROOM THREE**

10'3 x 6'8

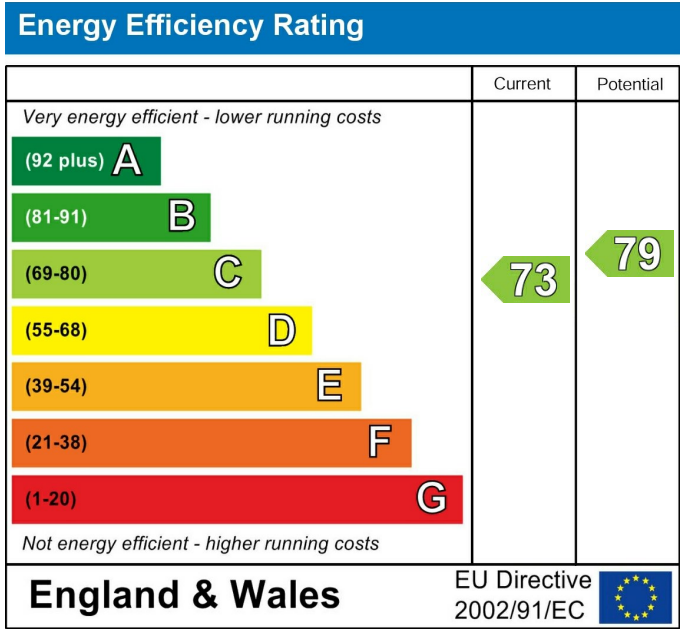
**BATHROOM**

**WC**

**GARDEN**

32'10 x 19'8

**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.







