



**HUNTERS®**

HERE TO GET *you* THERE

35 Chancelot Road, Abbey Wood, London, SE2 0ND

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£2,500 Per Calendar Month

We are delighted to present to the market this beautifully presented three-bedroom period home, situated on the highly sought-after Co-op Estate and just 0.4 miles from Abbey Wood Station, offering Thameslink, Southeastern and Elizabeth Line services for excellent connectivity.

Tastefully decorated in neutral tones throughout, this charming property offers bright and spacious accommodation. The ground floor comprises a generous open-plan lounge/dining room, flooded with natural light and featuring doors leading directly to the rear garden. The entrance hallway benefits from a convenient downstairs WC, while to the rear of the property is a modern fitted kitchen, complete with ample storage and further access to the garden.

Outside, the beautifully maintained rear garden provides the perfect space for relaxation and entertaining, featuring a paved patio area ideal for al fresco dining and a low-maintenance artificial lawn.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom to the front with an attractive bay window, a further double bedroom, and a single bedroom overlooking the rear garden. Completing the accommodation is a stylish shower room.

Location is key, and this property certainly delivers. A wide range of local amenities, including shops, supermarkets, well-regarded primary and secondary schools, parkland, and excellent bus routes, are all within easy reach. Abbey Wood Station and the Elizabeth Line are less than half a mile away, providing fast and convenient access to Central London and beyond.

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

ENTRANCE HALL

LOUNGE/DINER

25'09" x 10'07" (measured into bay)

WC

3'07" x 2'05"

KITCHEN

11'07" x 9'02"

BEDROOM ONE

13'09" x 14'03" (measured into bay)

BEDROOM TWO

11'06" x 8'08"

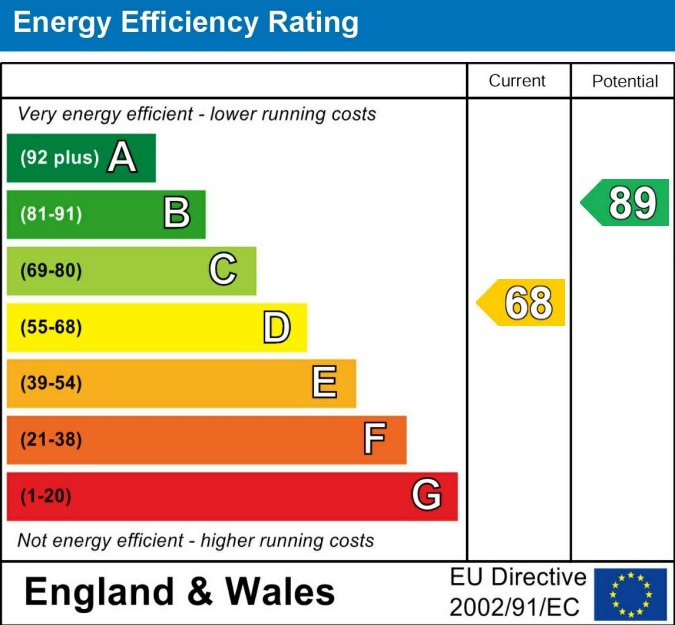
BEDROOM THREE

8'03" x 9'03" (measured into recess)

SHOWER ROOM

6'01" x 6'00"

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.







