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8 Dolphin Close, Thamesmead, SE28 8PY

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Guide Price £425,000-£450,000

This much-loved four-bedroom townhouse offers generous and well-planned accommodation, perfectly suited to modern family living. The property presents an attractive layout arranged over three floors, combining comfort, practicality, and a welcoming atmosphere throughout.

The ground floor features a entrance hall leading to a good-sized bedroom, ideal as a guest room or home office. A convenient ground floor WC adds to the functionality of the home, while the garage and off-road parking provide excellent convenience and storage options.

The first floor offers an inviting and spacious L-shaped lounge and dining area, creating a perfect space for relaxing with family or entertaining friends. A large box bay window allows plenty of natural light to flow through, enhancing the sense of space and warmth. Adjacent to this is a well-proportioned kitchen fitted with ample cupboard space and work surfaces, ideal for those who enjoy cooking and family meals.

On the second floor, you'll find three comfortable bedrooms and a family bathroom offering versatility for growing families or those needing additional space for guests or hobbies.

Located just one mile from Thamesmead Town Centre, the property enjoys easy access to a wide range of amenities, including supermarkets, popular food outlets, and a leisure centre with a swimming pool. The area is well served by respected primary schools such as Castilion, Bishop John Robinson, Jubilee, and Linton Mead, making it an ideal choice for families with young children.

Surrounded by green open spaces, canals, and waterways, the home offers a peaceful environment and plenty of opportunities for outdoor recreation. The nearby Thames Path provides scenic walking and cycling routes along the river, perfect for enjoying leisurely strolls or daily exercise. With its combination of space, and convenience, this townhouse is an excellent opportunity for those seeking a comfortable and family-friendly home in a desirable location.

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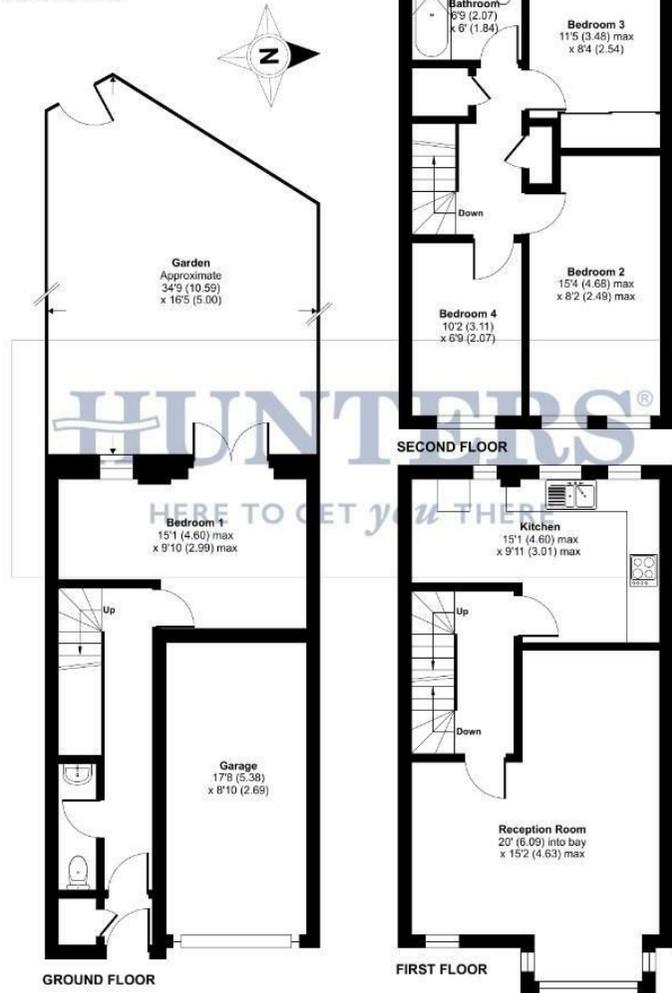
Dolphin Close, London, SE28

Approximate Area = 1098 sq ft / 102 sq m

Garage = 151 sq ft / 14 sq m

Total = 1249 sq ft / 116 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 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1372291

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		
	69	77
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

ENTRANCE PORCH

ENTRANCE HALL

BEDROOM ONE

15'1 x 9'10 (max)

GROUND FLOOR WC

FIRST FLOOR LANDING

RECEPTION ROOM

20'0 (measured into bay) x 15'2 (max)

KITCHEN/DINER

15'1 x 9'11 (max)

2ND FLOOR LANDING

BEDROOM TWO

15'4 x 8'2

BEDROOM THREE

11'5 x 8'4

BEDROOM FOUR

10'2 x 6'9

BATHROOM

6'9 x 6'0

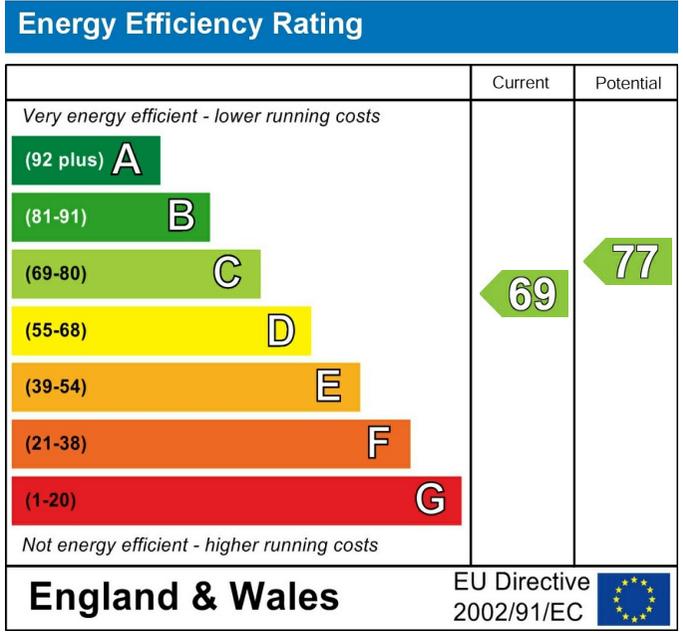
REAR GARDEN

34'9 x 16'5

GARAGE

17'8 x 8'10

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.







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