



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

166a Bracondale Road, Abbey Wood, London, SE2 9EF

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Guide Price £600,000-£650,000

An exceptional, newly built architect-designed home offering approximately 105m<sup>2</sup> of stylish, energy-efficient living. This high-specification 3-bedroom, 2-bathroom property features impressive ceiling heights and expansive triple-glazed windows with solar control, creating a bright yet comfortable environment throughout. There is further potential to extend to the side (STPP) to create an additional bedroom and en-suite.

Situated just 0.5 miles from Abbey Wood station and The Elizabeth Line, the property combines tranquillity with outstanding connectivity.

The front garden includes a landscaped pathway with herb planters and a secure bin/parcel store. Inside, a wide aluminium front door opens to a welcoming hallway with polished concrete flooring, underfloor heating, and extensive integrated storage. A contemporary ground-floor wet room complements the space.

The open-plan kitchen/diner showcases exposed timber and steel beams, integrated Bosch appliances, an Elica venting induction hob, and a kettle tap. Sliding doors lead seamlessly to a landscaped garden with a polished concrete patio, lawn, bike storage, and rear access.

A separate lounge with large pocket doors, rooflight, and dimmable lighting provides a flexible living space. Additional ground floor highlights include a utility/storage area with Bosch laundry appliances and heat pump system.

Upstairs, a striking plywood staircase leads to a light-filled landing suitable for a study area. Bedrooms are well-proportioned with bespoke lighting and quality finishes. The main bathroom features a walk-in shower and Japanese soaking bath.

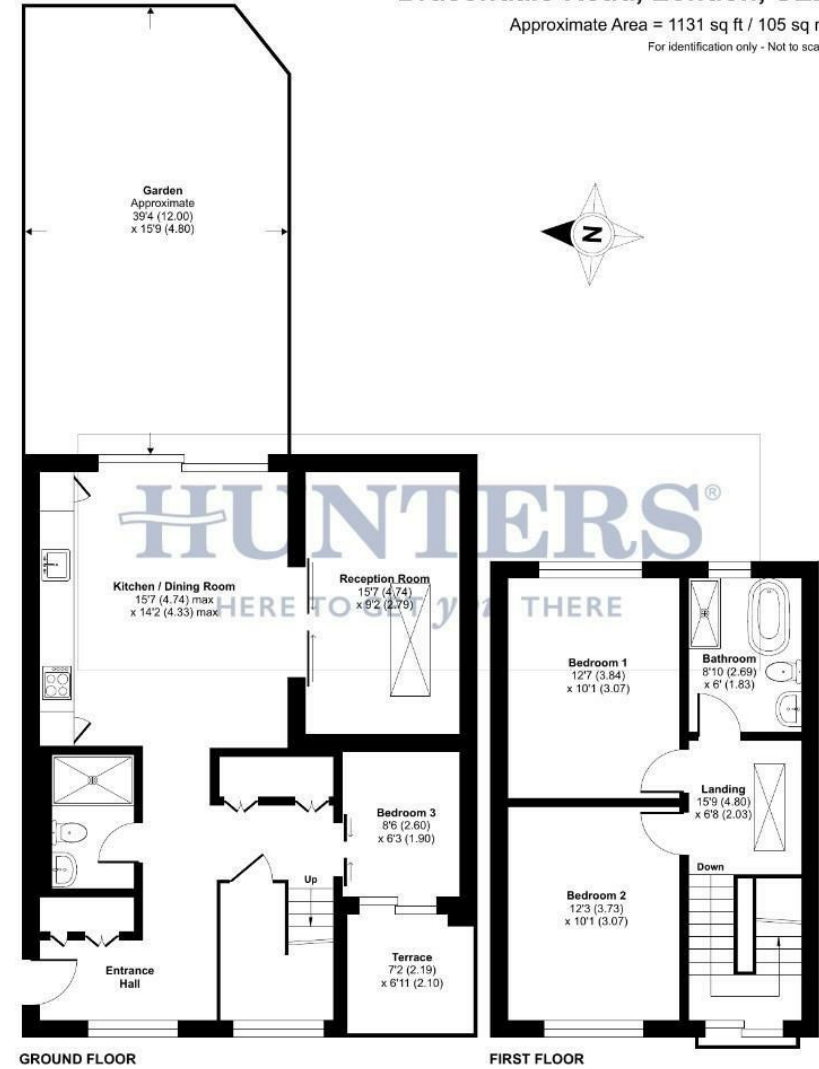
Ideally located near local shops, green spaces including Lesnes Abbey Woods, and excellent transport links, this is a rare opportunity to acquire a thoughtfully designed modern home in a well-connected yet peaceful setting.

Designed by Hoy Studio with further details available here: <https://www.hoystudio.com/bracondale>

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Bracondale Road, London, SE2

Approximate Area = 1131 sq ft / 105 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: 1449174

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

**ENTRANCE HALL**

**KITCHEN/DINER**

15'7 x 14'2

**RECEPTION ROOM**

15'7 x 9'2

**SHOWER ROOM**

**BEDROOM THREE/STUDY**

8'6 x 6'3

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'7 x 10'1

**BEDROOM TWO**

12'3 x 10'1

**BATHROOM**

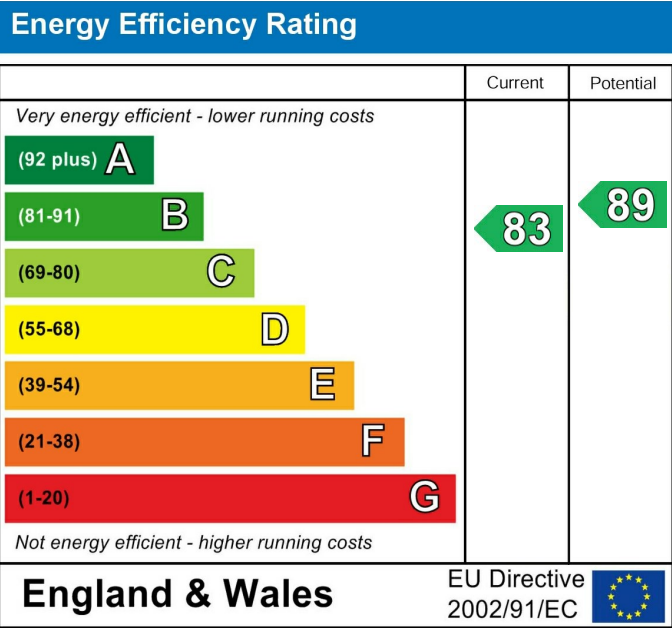
8'10 x 6'0

**GARDEN**

39'4 x 15'9

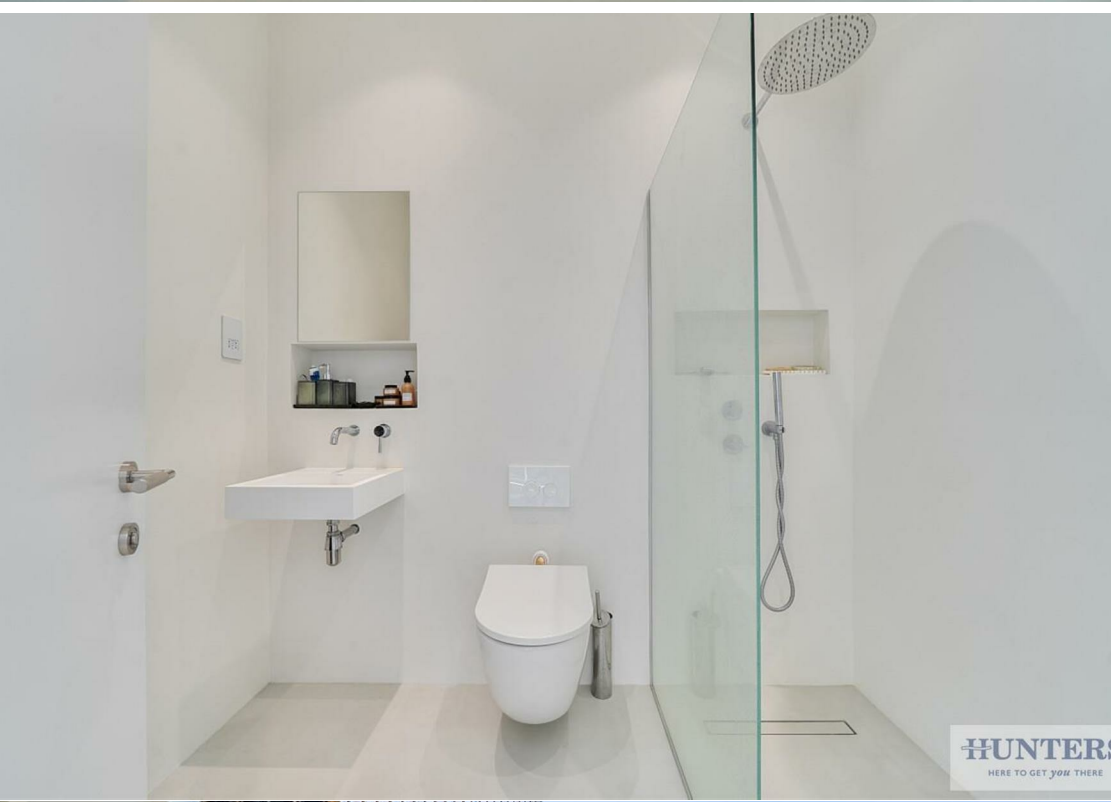
**TERRACE**

7'2 x 6'11



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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