



HUNTERS[®]
HERE TO GET *you* THERE

71 Edington Road, Abbey Wood, SE2 9JX

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Guide Price £425,000-£450,000

A much-loved family home offering spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a generous lounge/diner, providing an excellent space for both relaxing and entertaining, along with a kitchen/breakfast room. In addition, there is a highly flexible additional room, which could be used as a home office, playroom, store room, or a single bedroom, depending on individual needs.

To the first floor, the property offers three good sized bedrooms, all benefitting from good natural light, together with a spacious landing area that enhances the sense of openness. There is also a family bathroom, complemented by a separate WC for added convenience.

Externally, the property boasts an imprinted concrete driveway to the front, providing ample off-street parking. To the rear is a well-kept garden, offering a pleasant outdoor space that is ideal for family use, outdoor dining, and entertaining guests.

The property is superbly located approximately 0.4 miles from Abbey Wood Station, which provides excellent transport connections via Southeastern services, Thameslink, and the Elizabeth Line, offering fast and direct access into Central London and beyond.

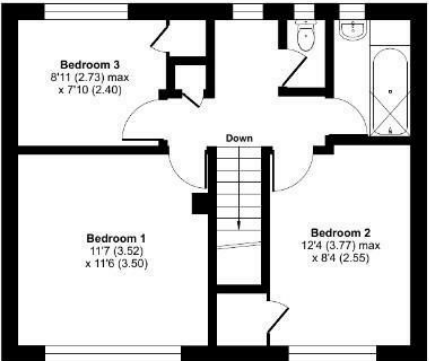
A wide range of local amenities are within easy reach, including Sainsbury's and Lidl supermarkets, local shops, bus routes, and medical facilities. The area is well served by reputable primary schools, including Boxgrove, De Lucy, and St Thomas a Becket, making it particularly attractive for families. There are also several nearby parks and playgrounds, providing excellent outdoor recreational spaces.

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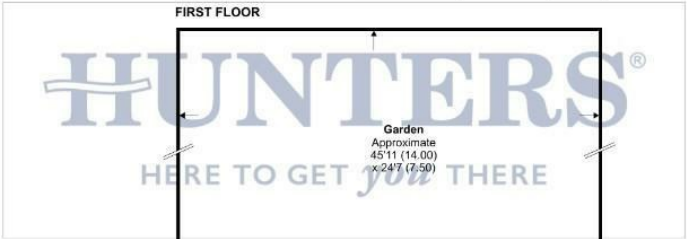
Edington Road, London, SE2

Approximate Area = 932 sq ft / 86.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1449677

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

ENTRANCE HALL

LOUNGE/DINER

19'8 x 11'6

KITCHEN BREAKFAST ROOM

11'9 x 8'2

BEDROOM FOUR/STUDY

11'6 x 5'4

FIRST FLOOR LANDING

BEDROOM ONE

11'7 x 11'6

BEDROOM TWO

12'4 x 8'4

BEDROOM THREE

8'11 x 7'10

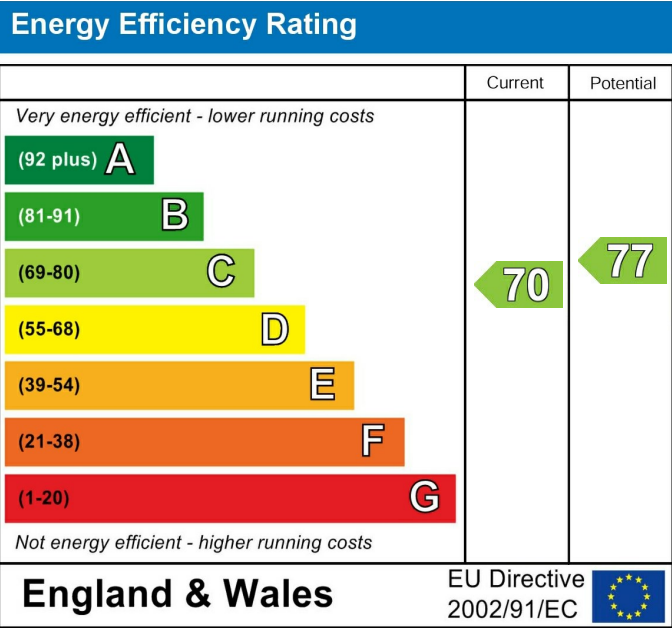
BATHROOM

WC

REAR GARDEN

45'11 x 24'7

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.



