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5 Whernside Close, London, SE28 8HB

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## Guide Price £375,000

GUIDE PRICE £375,000 - £400,000

This three-bedroom property on Whernside Close, Thamesmead, offers generous accommodation and represents an excellent opportunity for buyers looking to create a home to their own taste. Set across two floors, the house provides a practical and flexible layout that will suit families, first-time buyers, or investors alike.

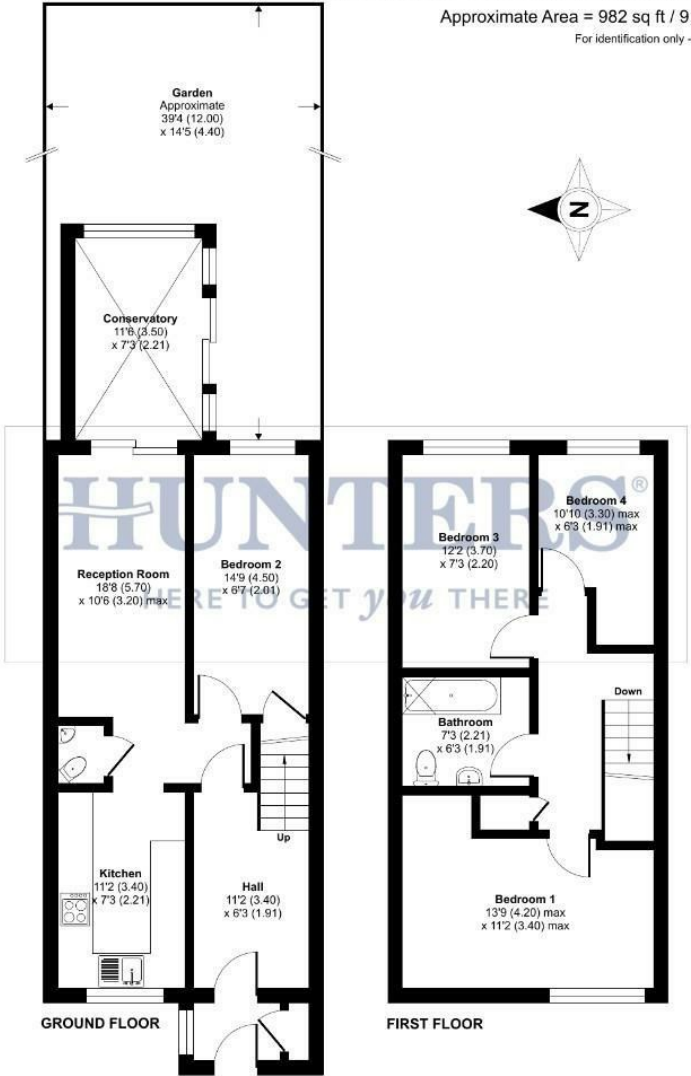
On the ground floor there is a bright and well-proportioned reception room which flows into a conservatory, providing additional living space and direct access to the rear garden. The kitchen is positioned to the front of the property and there is also a further ground floor bedroom which could be used as a guest room, home office, or playroom. Upstairs, the property offers three bedrooms of varying sizes alongside a family bathroom, creating versatile accommodation for growing households. Outside, the property enjoys a private rear garden with plenty of potential to be landscaped into an inviting outdoor retreat. Providing additional storage space, the property also benefits from a garage en-bloc.

Whernside Close is well placed for local amenities, with everyday shops, supermarkets, and cafés close by, as well as larger retail facilities at Thamesmead Shopping Centre. Families will appreciate the range of nearby schools and open green spaces, including parks and riverside walks, providing plenty of leisure opportunities. For commuters, transport links are excellent: regular bus routes serve the local area and Abbey Wood Station, now on the Elizabeth Line, offers fast and direct services into Central London, Canary Wharf, and beyond, making travel into the city quick and convenient.

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Whernside Close, London, SE28

Approximate Area = 982 sq ft / 91.2 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 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1342613

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

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

**HALL**  
11'1" x 6'2"

**KITCHEN**  
11'1" x 7'3"

**RECEPTION ROOM**  
18'8" x 10'5"

**BEDROOM ONE**  
13'9" x 11'1"

**BEDROOM TWO**  
14'9" x 6'6"

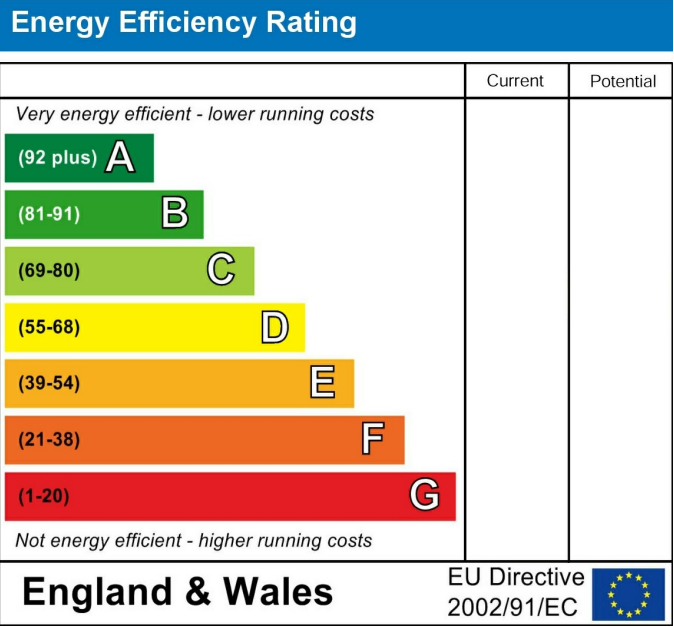
**BEDROOM THREE**  
12'1" x 7'2"

**BEDROOM FOUR**  
10'9" x 6'2"

**BATHROOM**  
7'2" x 6'2"

**WC**

**CONSERVATORY**  
11'5" x 7'2"



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.







