



HUNTERS[®]
HERE TO GET *you* THERE

60 Brimpsfield Close, Abbey Wood, SE2 9LR

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Guide Price £415,000-£450,000

Situated on the popular Abbey Wood Estate, is this charming terraced house on Brimpsfield Close offering a wonderful opportunity for families and commuters alike. Spanning 829 square feet, the property features three well-proportioned bedrooms and a conveniently located first-floor bathroom, making it ideal for family living.

The ground floor comprises a welcoming lounge and a spacious kitchen diner, perfect for both entertaining guests and enjoying family meals. The property also boasts gardens to the front and rear, providing a lovely outdoor space for relaxation and play.

Situated approximately 0.6 miles from Abbey Wood Station, this home is exceptionally well-connected for those commuting to Central London, Canary Wharf, and beyond. With access to Southeastern, Thameslink, and the Elizabeth Line, you can enjoy fast and convenient travel options.

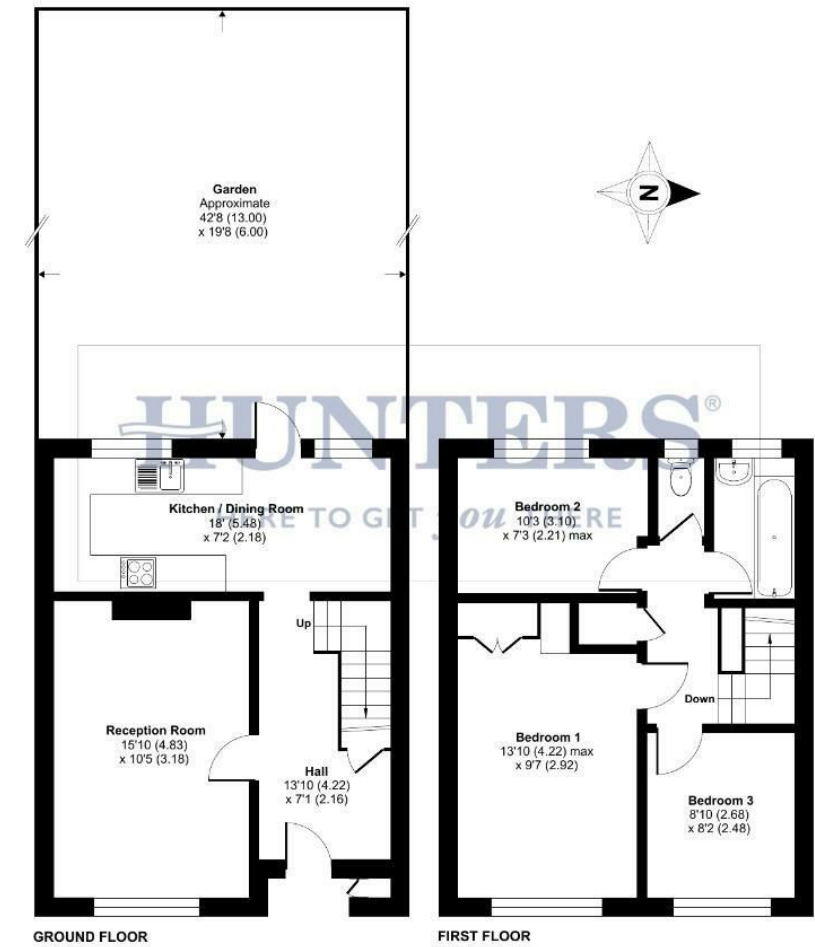
The local area is rich in amenities, with Sainsbury's and Lidl supermarkets just a short distance away, alongside a variety of local shops and regular bus routes. Families will appreciate the proximity to well-regarded schools, including Boxgrove Primary School, De Lucy Primary School, and St Thomas a Becket Catholic Primary School, as well as St Paul's Academy for secondary education.

This property presents an excellent opportunity for those seeking a family-friendly home in a vibrant community, with all the conveniences of modern living at your doorstep. Don't miss the chance to make this delightful house your new home.

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

Brimpsfield Close, London, SE2

Approximate Area = 829 sq ft / 77 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 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1455075

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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE HALL

LOUNGE
15'10 x 10'5

KITCHEN/DINING ROOM
18'0 x 7'2

FIRST FLOOR LANDING

BEDROOM ONE
3'10 x 9'7

BEDROOM TWO
10'3 x 7'3

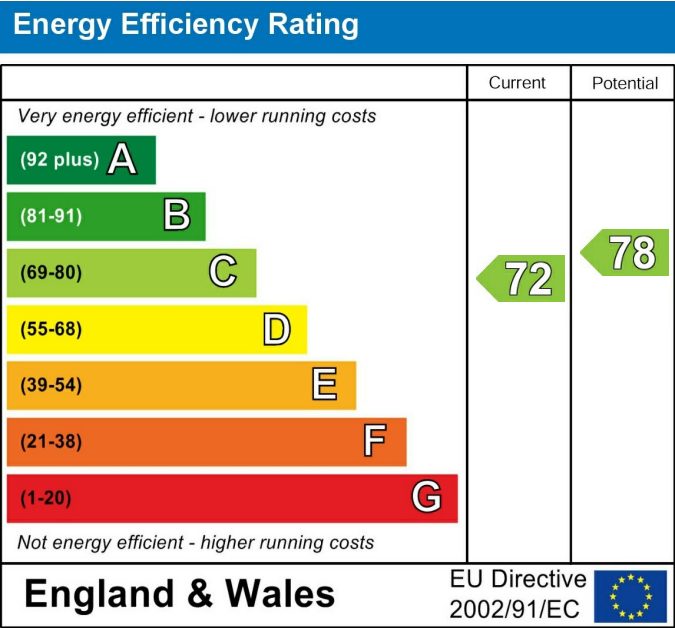
BEDROOM THREE
8'10 x 8'2

BATHROOM

WC

FRONT GARDEN

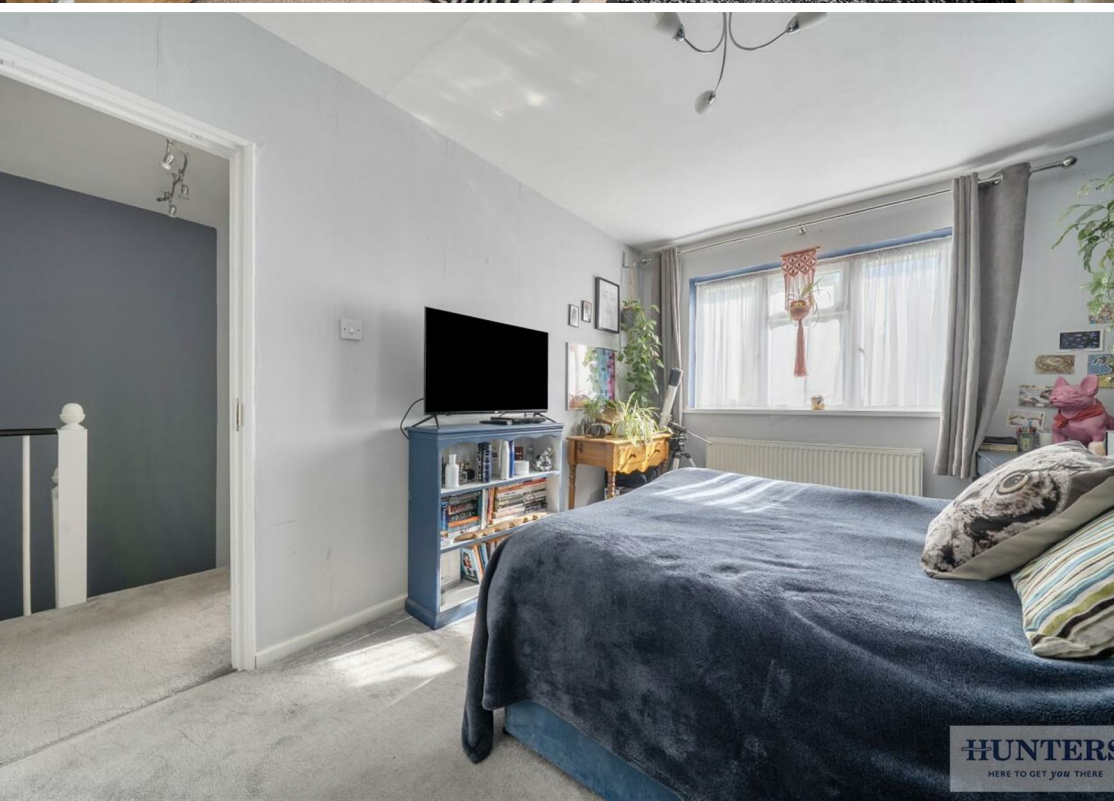
REAR GARDEN
42'8 x 19'8



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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