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104 Basildon Road, Abbey Wood, SE2 0EP

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Guide Price £425,000-£475,000

£425,000-£450,000 Guide Price. A much-loved and well-maintained family home offering bright and spacious accommodation. The property offers a warm, welcoming atmosphere throughout, ideal for families, first-time buyers and investors.

The ground floor comprises a reception room, perfect for relaxing or entertaining guests, alongside an open-plan kitchen/diner. The kitchen/dining area offers space for family meals and social gatherings, with direct access to the rear garden, creating an ideal indoor/outdoor flow.

To the rear, the property benefits from a low-maintenance private garden, providing space for entertaining, children's play or simply unwinding.

The first floor offers three bedrooms, all presented with versatility for growing families, guest accommodation or home office use, together with a family bathroom. There is also potential for a loft conversion, subject to planning permission.

Situated in a convenient location, the property is approximately 0.7 miles from Abbey Wood Station, offering excellent transport connections via Southeastern, Thameslink and Elizabeth Line services. The Elizabeth Line provides fast and efficient links into Canary Wharf, the City, Central London and Heathrow Airport, making the property particularly appealing for commuters.

Families will appreciate the proximity to a number of regarded schools, including Alexander McLeod Primary School, Boxgrove Primary School, St Thomas A Becket Primary School and St Paul's Academy.

The area is also well served by regular bus routes, providing easy access to Abbey Wood Station, Woolwich Arsenal Station for National Rail and DLR services, and Woolwich Station for the Elizabeth Line. Further connections to North Greenwich, Erith and Thamesmead Town Centre offer convenient access to a variety of shopping facilities, supermarkets, and leisure amenities. Early viewing is highly recommended to fully appreciate the space, location and lifestyle this wonderful home has to offer.

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Approximate Area = 893 sq ft / 82.9 sq m
For identification only - Not to scale



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

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

ENTRANCE HALL

LOUNGE

14'4 x 11'4

KITCHEN/DINER

17'1 x 12'7

FIRST FLOOR LANDING

BEDROOM ONE

12'6 x 11'1

BEDROOM TWO

12'6 x 11'1

BEDROOM THREE

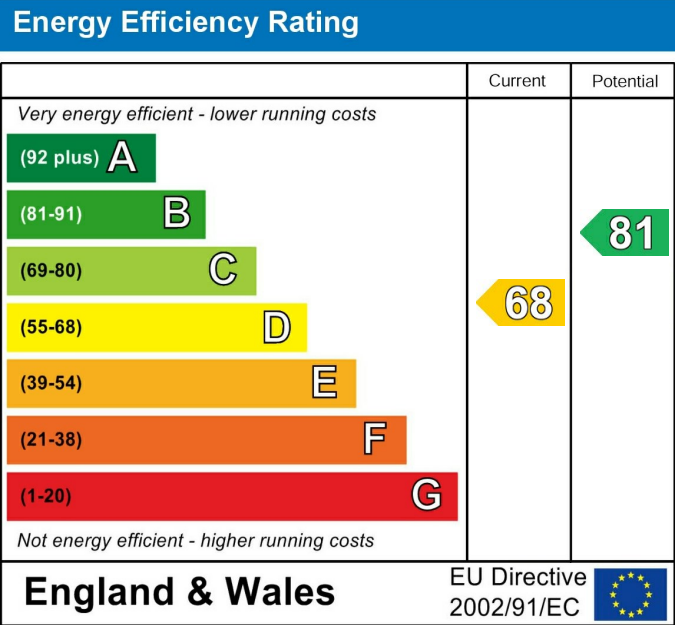
8'11 x 5'9

BATHROOM

7'2 x 6'7

GARDEN

43'5 x 18'4



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.









