



**Woodhurst Road, Abbey Wood**

London, SE2 0HF

**Guide Price £475,000-£500,000**



# Woodhurst Road, Abbey Wood

## DESCRIPTION

Situated on the popular Woodhurst Road 0.9 miles from Abbey Wood Station, is this beautifully and immaculately presented Goldstein 1930s mid-terraced family home which offers a delightful blend of classic character and modern convenience. As you step through the entrance hall, you are welcomed into a spacious through lounge, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure.

This property boasts three comfortable bedrooms, providing ample space for family living or guests. The bathroom is conveniently located, ensuring ease of access for all. One of the standout features of this home is the covered outside entertaining space, ideal for hosting gatherings or enjoying quiet evenings outdoors, regardless of the weather.

The pretty garden adds a touch of tranquillity, offering a lovely spot for gardening enthusiasts or simply unwinding in nature. Additionally, the property benefits from double glazing and central heating, ensuring warmth and comfort throughout the year.

Completing this attractive offering is a detached garage, providing valuable storage or parking space. This home is not just a property; it is a wonderful opportunity for families seeking a welcoming and well-maintained residence in a desirable location. With its charming features and practical amenities, this terraced house is sure to impress.

And to finish with the added convenient of the 469 bus route and easy access to the 180 and 177 routes in Mcleod Road, plus an abundance of local Primary Schools including Bannockburn, St Thomas a Becket (Catholic), Alexander McCleod, Gallions Mount and Boxgrove, Lesnes Abbey Woods and Plumstead Gardens a short distance away. A lovely home and location for any growing family.



# ROOMS

ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE  
27'9 to bay x 11'10

FITTED KITCHEN  
11'6 x 6'2

KASIBO (WHICH HAS POTENTIAL TO BE  
ENCLOSED)

LANDING

BEDROOM ONE  
14'8 to bay x 10'6

BEDROOM TWO  
11'6 x 10'8

BEDROOM THREE  
11'3 into bay x 6'11

FAMILY BATHROOM  
7'5 x 6'11

GARDEN TO REAR

DETACHED GARAGE TO REAR  
19' x 9'6

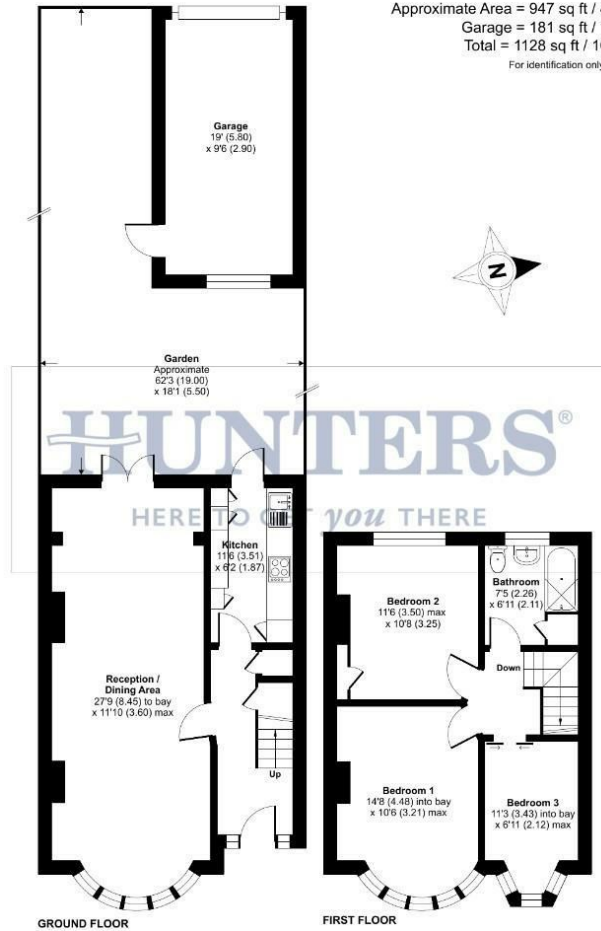
NEAT FRONT GARDEN



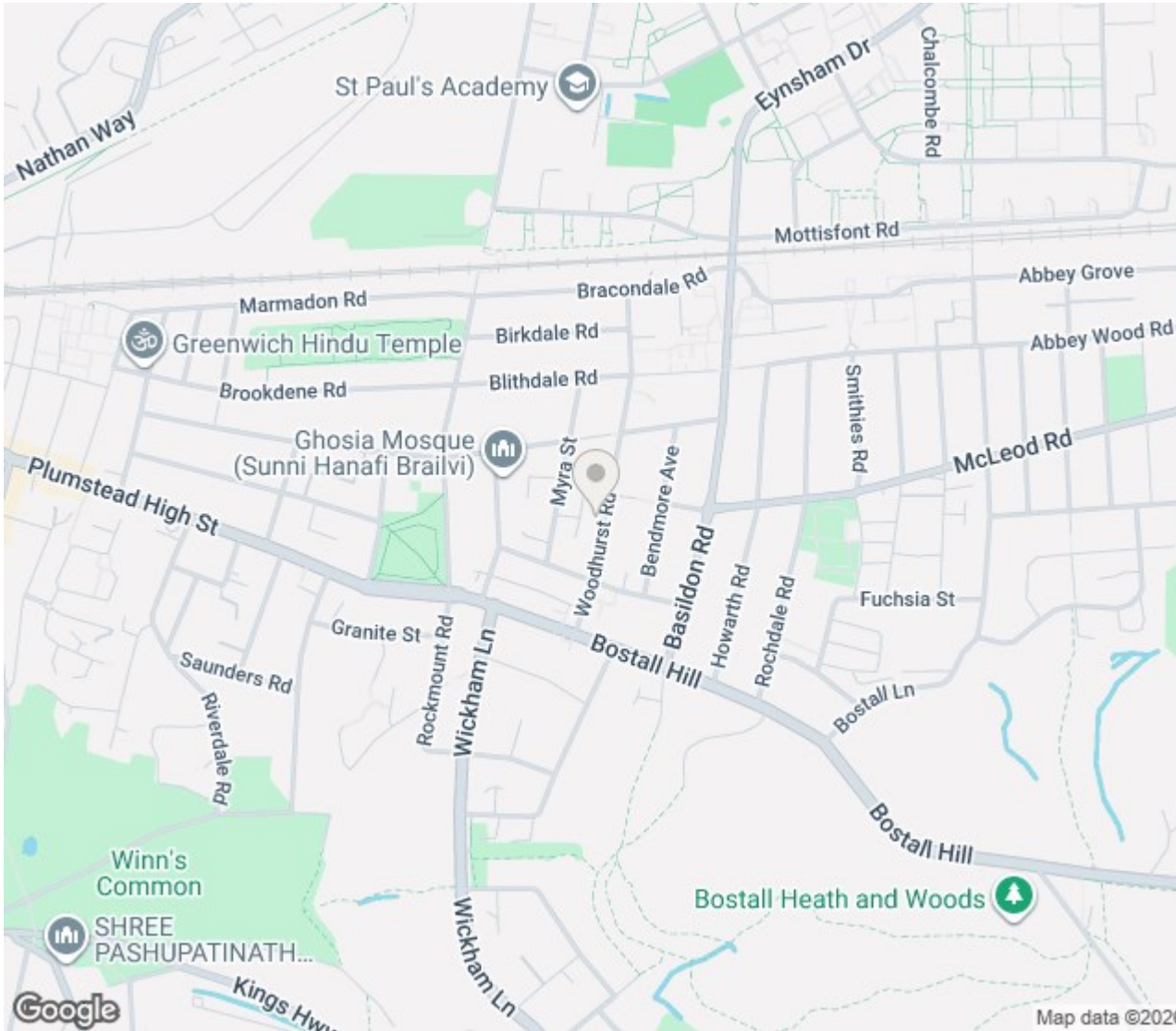
# Woodhurst Road, Abbey Wood, London, SE2

Approximate Area = 947 sq ft / 87.9 sq m  
Garage = 181 sq ft / 16.8 sq m  
Total = 1128 sq ft / 104.7 sq m

For identification only - Not to scale







## ENERGY PERFORMANCE CERTIFICATE

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>		<b>79</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

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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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.