



HUNTERS[®]
HERE TO GET *you* THERE

37 Manordene Road, London, SE28 8ET

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Guide Price £400,000

GUIDE PRICE £400,000 - £425,000

A beautifully modernised three-bedroom end-of-terrace home, ideally located on Manordene Road, offering generous living accommodation, a spacious conservatory extension, and excellent outdoor space.

The property has been finished to a modern standard throughout, creating a stylish and welcoming home perfectly suited to family living. An inviting kitchen offers ample worktop space which flows into the contemporary living space. The bright conservatory extension provides superb additional reception or dining space overlooking the rear garden, making it ideal for both entertaining and everyday use.

As an end-of-terrace property, it further benefits from convenient side access leading to the impressive large paved rear garden, offering a low-maintenance outdoor space perfect for summer seating, barbecues, and family enjoyment.

Positioned within easy reach of excellent local transport links, Abbey Wood station, with Elizabeth line, Thameslink and Southeastern services, is around 1.5 miles away, providing fast connections into Canary Wharf, the City and Central London. The property is also exceptionally well placed to benefit from the proposed DLR extension into Thamesmead. The extension is set to deliver a new Thamesmead station, significantly enhancing connectivity and further supporting the area's long-term regeneration and growth potential.

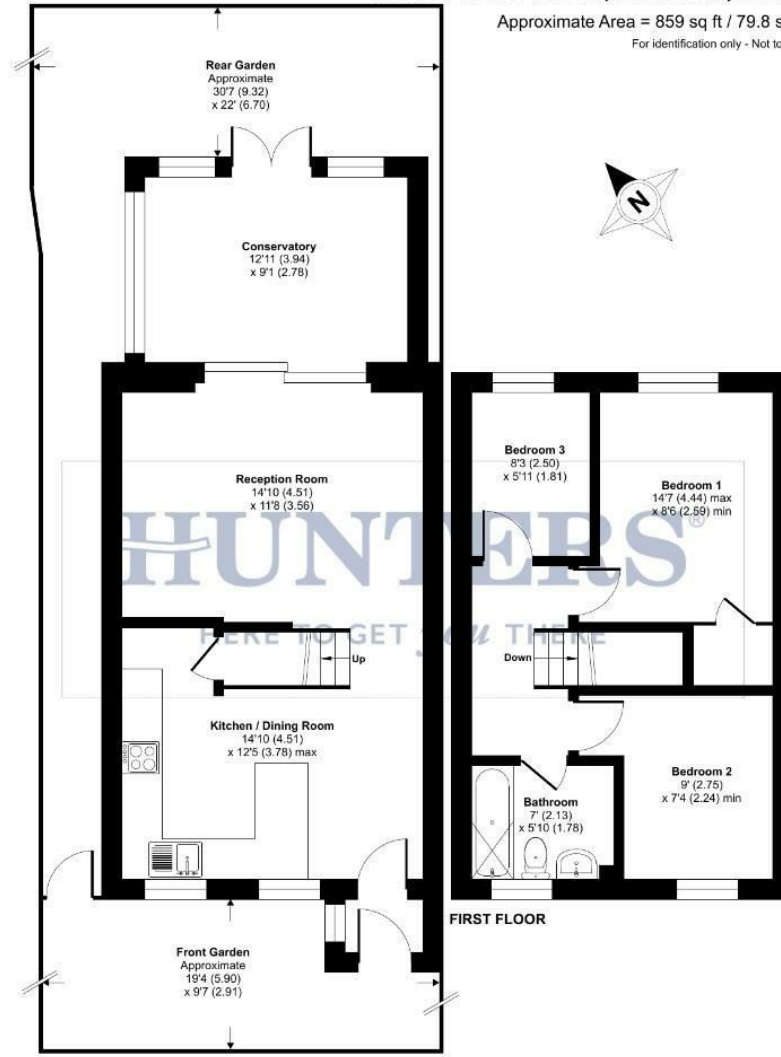
This is an excellent opportunity to acquire a move-in-ready family home in a well-connected and increasingly sought-after SE28 location.

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Manordene Road, London, SE28

Approximate Area = 859 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1439005

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(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	

KITCHEN/DINING ROOM

14'9" x 12'4"

RECEPTION ROOM

14'9" x 11'8"

CONSERVATORY

12'11" x 9'1"

BEDROOM ONE

14'6" x 8'5"

BEDROOM TWO

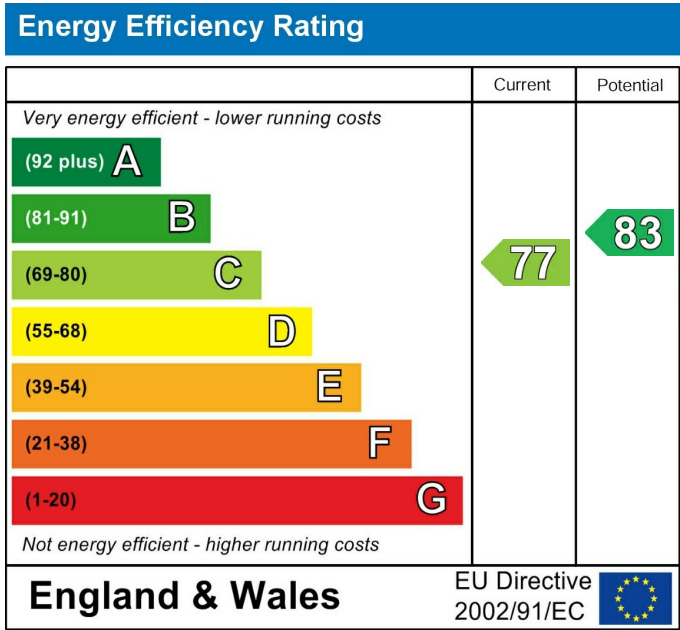
9'0" x 7'4"

BEDROOM THREE

8'2" x 5'11"

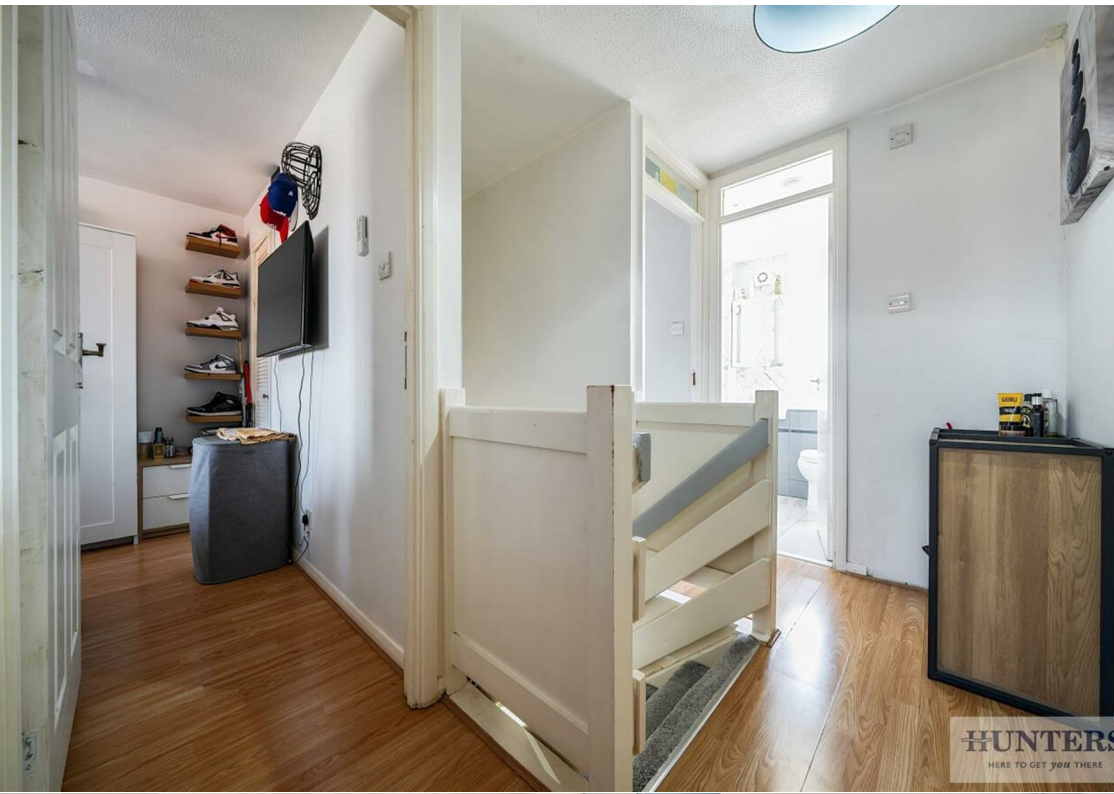
BATHROOM

6'11" x 5'10"



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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FOR SALE

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