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73 Boxgrove Road, Abbey Wood, SE2 9LA

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Guide Price £425,000-£450,000

This three-bedroom end terrace house presents an excellent opportunity for families seeking a welcoming and well-maintained home. Lovingly cared for over many years, the property offers comfortable living accommodation with excellent scope for a new owner to personalise and enhance to their own taste.

The property features a comfortable reception room, providing an ideal space for relaxation, while the kitchen/diner offers a practical and sociable area for family meals and entertaining. The house boasts three bedrooms, providing ample space for rest and relaxation, along with a conveniently located first-floor bathroom serving the household.

Further benefits include double glazing and central heating, creating a warm and comfortable environment throughout the year. There is also potential for off-road parking (STPP), a valuable feature in this popular residential location. The property is offered with no onward chain, allowing for a smooth and straightforward move.

Perfectly positioned for families, the home is close to both Boxgrove Primary School and De Lucy Primary School. Everyday amenities are within easy reach, including Sainsbury's Supermarket, while excellent bus links are located nearby. Residents can also enjoy the nearby Lesnes Abbey Woods and Ruins, ideal for walks, recreation and outdoor leisure. A range of local medical facilities are also conveniently close by.

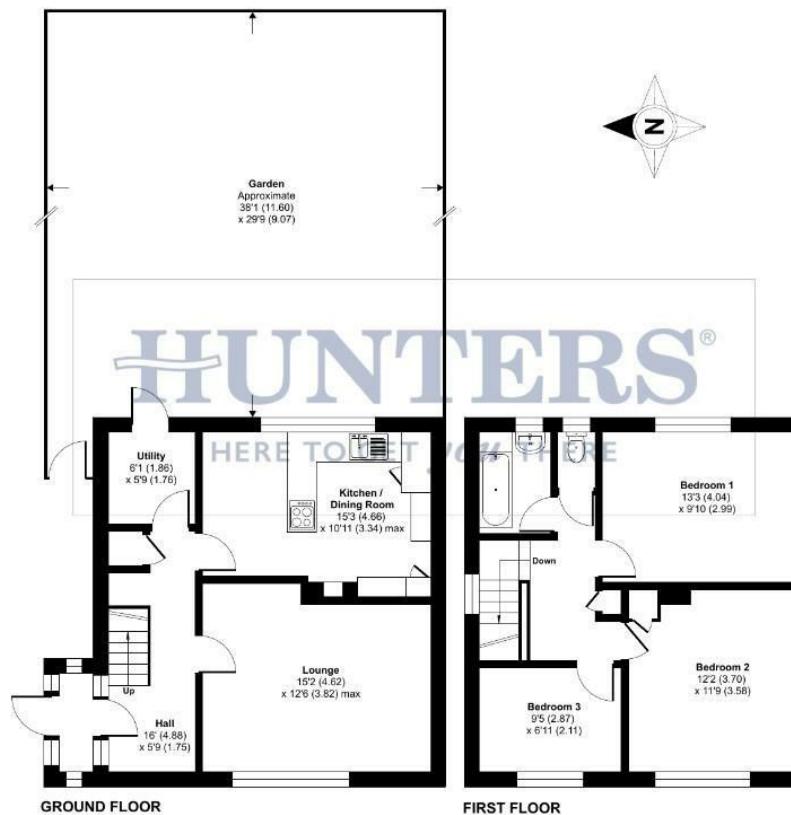
Abbey Wood Station is approximately 0.4 miles away, offering exceptional transport connections via the Elizabeth Line, Thameslink and Southeastern services. These provide direct and convenient access to a wide range of destinations including Canary Wharf, the City of London, central London, Stratford, London Bridge, Greenwich, and beyond, making the property ideally suited for commuters and those needing easy connections across London and the South East.

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Boxgrove Road, London, SE2

Approximate Area = 990 ft / 92 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). © nchecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1410372

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

ENTRANCE PORCH**ENTRANCE HALL****LOUNGE**

15'2 x 12'6

KITCHEN/DINER

15'3 x 10'11

LOBBY/UTILITY

6'1 x 5'9

LANDING**BEDROOM ONE**

12'2 x 11'9

BEDROOM TWO

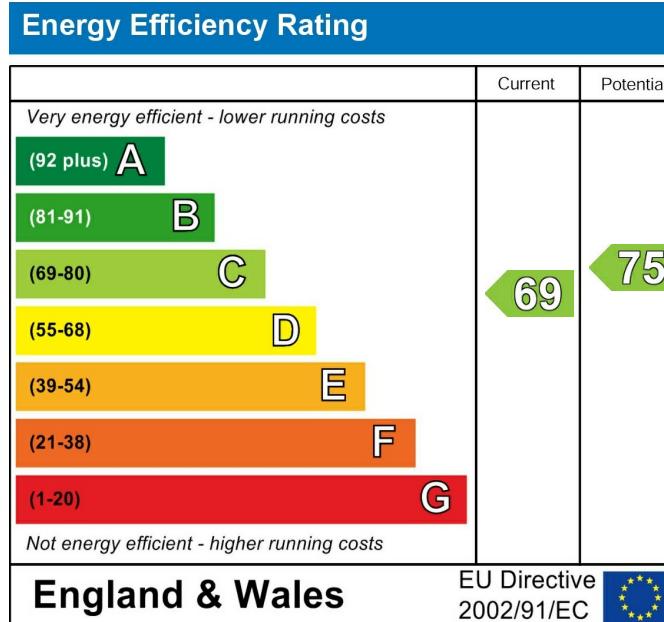
13'3 x 9'10

BEDROOM THREE

9'5 x 6'11

BATHROOM**SEPARATE WC****GARDEN TO REAR**

38'1 x 20'9

PAVED GARDEN TO FRONT

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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