



HUNTERS[®]
HERE TO GET *you* THERE

31 Howarth Road, Abbey Wood, SE2 0UL

31 Howarth Road, Abbey Wood, SE2 0UL

Guide Price £450,000-£475,000

GUIDE PRICE £450,000 - £475,000

A well-presented period mid-terrace family home, offered chain free, ideally situated on the popular Co-op Estate in Abbey Wood. Offering spacious and versatile accommodation, the property combines period charm with modern conveniences and would make an excellent family home.

The property is presented in good condition throughout and benefits from a converted loft, providing valuable additional accommodation with a bedroom and en-suite. The home also benefits from a good-sized rear garden, offering a pleasant outdoor space for relaxing, entertaining or family use. A useful garden shed, which was previously used as a home office, now provides excellent additional storage.

The location is particularly appealing for families, with a number of well-regarded schools within easy reach, including Alexander McLeod, St Thomas A Becket, Boxgrove and De Lucy Primary Schools, as well as St Paul's Academy. The surrounding area also offers a good range of everyday amenities, with Sainsbury's supermarket and a selection of local shops close by.

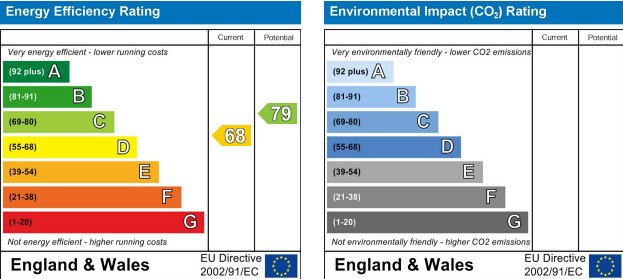
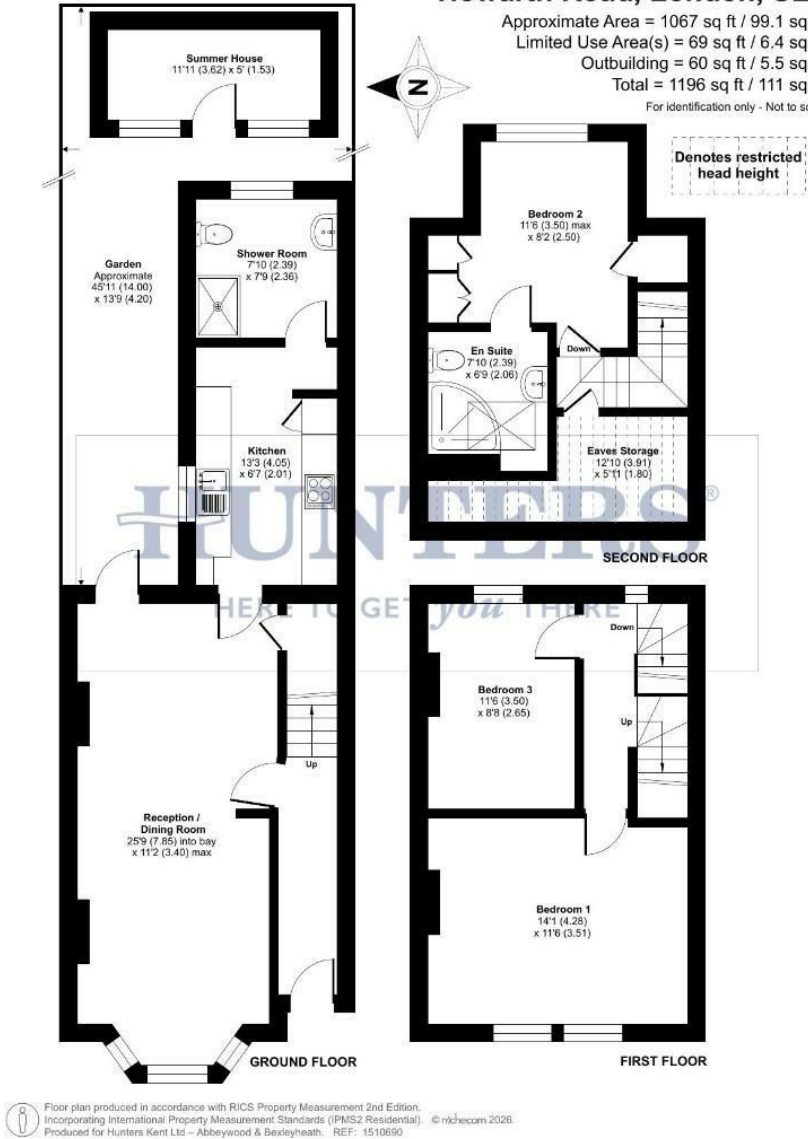
For commuters, Abbey Wood Station is approximately 0.7 miles away, providing Southeastern and Thameslink services, together with the Elizabeth Line, offering fast and convenient connections into Canary Wharf, central London and beyond. There are also numerous local bus routes, providing further transport options.

With its character, flexible accommodation, useful outdoor space, excellent transport connections and chain-free status, this is a particularly appealing family home in a convenient and well-established residential area of Abbey Wood.

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

Howarth Road, London, SE2

Approximate Area = 1067 sq ft / 99.1 sq m
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Outbuilding = 60 sq ft / 5.5 sq m
Total = 1196 sq ft / 111 sq m
For identification only - Not to scale



ENTRANCE HALL

LOUNGE/DINER

25'9 x 11'2

KITCHEN

13'3 x 6'7

GROUND FLOOR SHOWER ROOM

7'10 x 7'9

FIRST FLOOR LANDING

BEDROOM ONE

14' x 11'6

BEDROOM THREE

11'6 x 8'8

PRIMARY BEDROOM (TWO)

11'6 x 8'2

EN-SUITE BATHROOM

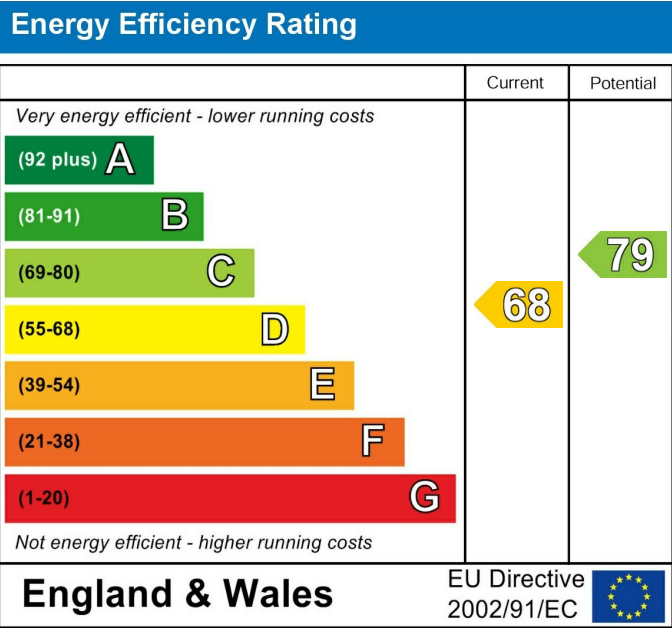
7'10 x 6'9

GARDEN

45'11 x 13'9

SUMMER HOUSE

11'11 x 5'



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.









