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91 Chalcombe Road, Abbey Wood, SE2 9QP

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Asking Price £450,000

Offered to the market with no onward chain, this particularly spacious three-bedroom end-of-terrace house provides approximately 1,081 sq ft of well-proportioned accommodation arranged over two floors. The property offers generous living space, conservatory and a good-sized rear garden, making it an excellent opportunity for families and buyers looking for a home with plenty of versatility.

The ground floor comprises a welcoming entrance hall, a large reception room providing an excellent principal living space, and a well-proportioned kitchen with ample room for storage and everyday dining. To the rear is a useful conservatory overlooking the garden, providing additional living or entertaining space.

Upstairs, the property offers three well-sized bedrooms, together with a family bathroom. The accommodation provides a good balance of bedroom and living space, with the overall layout offering scope for a new owner to personalise to their own requirements.

Externally, the property benefits from a generous rear garden, while its end-of-terrace position provides additional appeal and a greater sense of space.

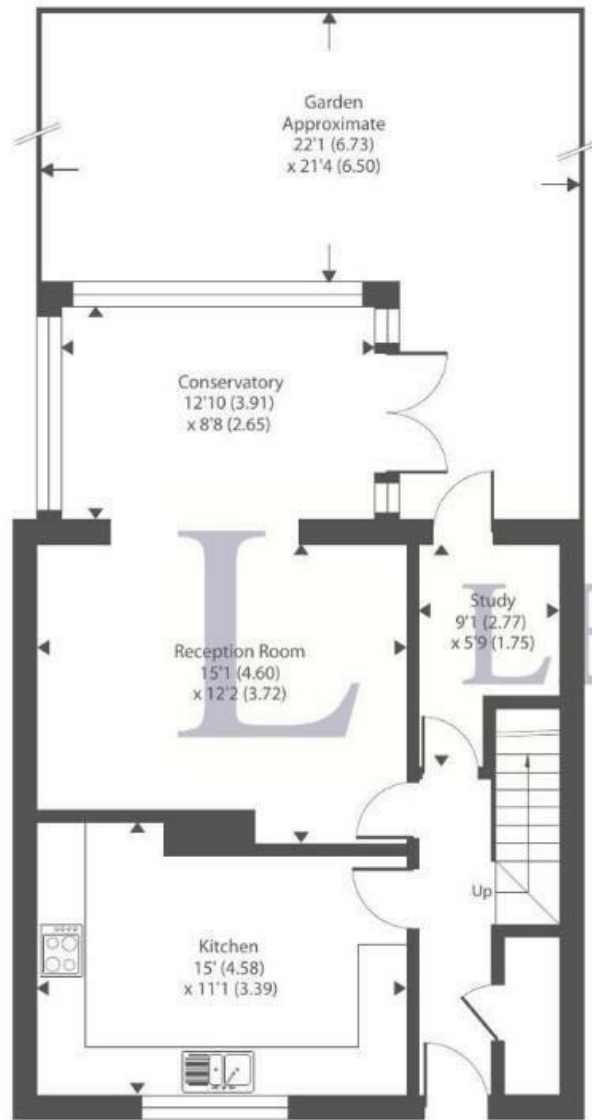
Located on Chalcombe Road in Abbey Wood, the property is particularly well placed for transport links, with Abbey Wood Station approximately 0.4 miles away, providing Elizabeth line services into Canary Wharf, Liverpool Street and central London, as well as National Rail connections. The surrounding area also provides a range of local shops, schools, green spaces and everyday amenities, with further facilities available in Abbey Wood and nearby Thamesmead.

Offered chain free and providing substantial accommodation in a convenient SE2 location, an internal viewing is highly recommended to appreciate the size and versatility of this home.

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

Approximate Area = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Ground floor



First floor

| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

ENTRANCE HALL

KITCHEN

15'0" x 11'1"

LIVING ROOM

15'1" x 12'2"

CONSERVATORY

12'9" x 8'8"

STUDY

9'1" x 5'8"

BEDROOM 1

13'3" x 10'6"

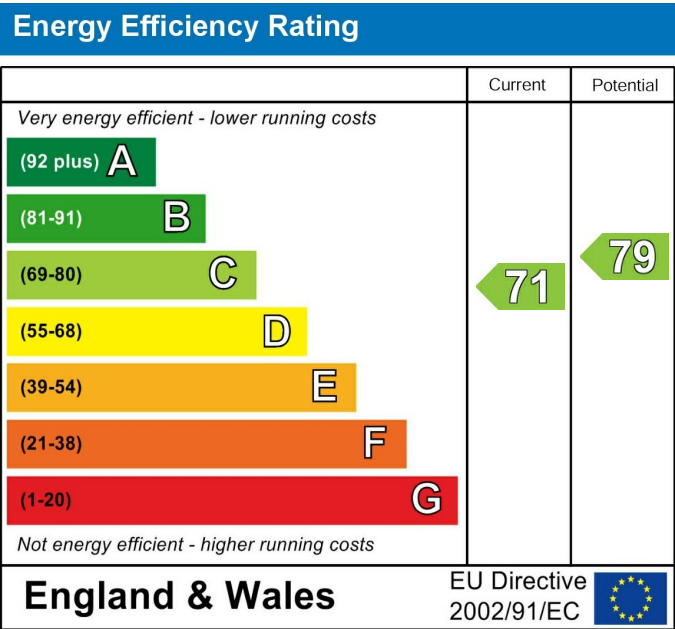
BEDROOM 2

10'11" x 9'9"

BEDROOM 3

11'1" x 6'3"

BATHROOM



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.

