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111 Abbey Grove, Abbey Wood, London, SE2 9EW

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Guide Price £450,000 - £475,000

GUIDE PRICE £450,000 -£475,000. Situated on the popular Co Op Estate, this beautifully presented two-bedroom Victorian-style terraced home effortlessly combines period character with contemporary living. Ideally located just 0.4 miles from Abbey Wood Station, offering Elizabeth Line, Southeastern and Thameslink services, as well as numerous bus routes, the property is superbly connected for commuters.

The ground floor features a spacious through lounge, with two Victorian-style cast iron fireplaces and wooden flooring adding warmth, charm and character. To the rear, the impressive kitchen and breakfast room extension is flooded with natural light from roof windows and benefits from integrated appliances and French doors opening onto the garden, creating a bright and welcoming space for everyday living and entertaining.

A useful dedicated laundry/utility area provides convenient space for both a washing machine and tumble dryer.

Upstairs are two generous bedrooms and a family bathroom, while a Sun Tunnel above the stairs on the first-floor landing brings further natural light into the home.

The approximately 90-foot rear garden is a particular highlight, beautifully established and offering a variety of spaces for both entertaining and relaxing. Towards the rear, a charming seating area beneath a natural canopy of established grape vines creates a secluded and atmospheric setting for alfresco dining or evening drinks. There is ample space for summer entertaining.

Offered with no onward chain, the property is ideally positioned for local shops, amenities and primary schools, with Lesnes Abbey Woods also close by.

A beautifully presented home combining Victorian character, contemporary living and a stunningly established 90ft garden, all set within a highly convenient and well-connected location.

With its attractive period features, thoughtfully extended living space and wonderfully established outdoor areas, this is a home that offers both character and so much more!

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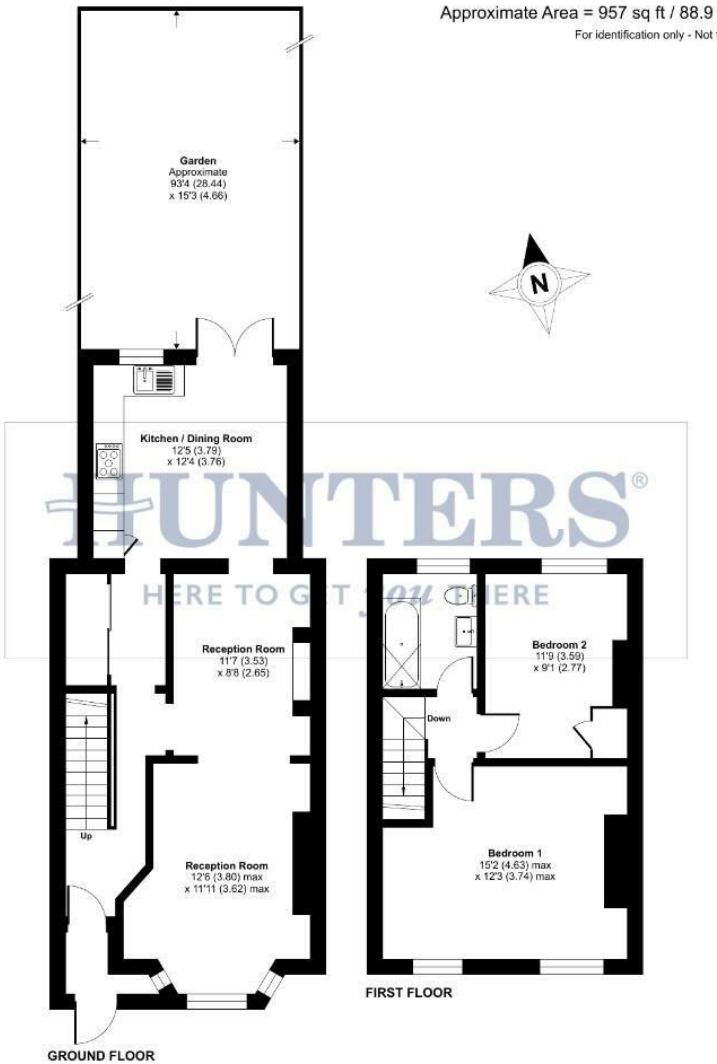
Abbey Grove, London, SE2

Approximate Area = 957 sq ft / 88.9 sq m

For identification only - Not to scale



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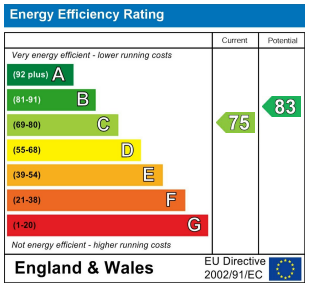
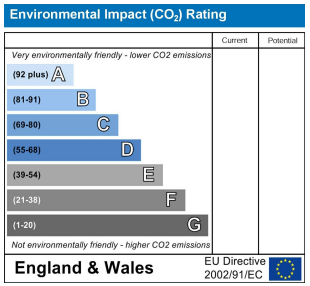
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1467652





ENTRANCE HALL

LOUNGE
12'6 x 11'11

RECEPTION TWO
11'7 x 8'8

KITCHEN/DINER
12'5 x 12'4

LANDING

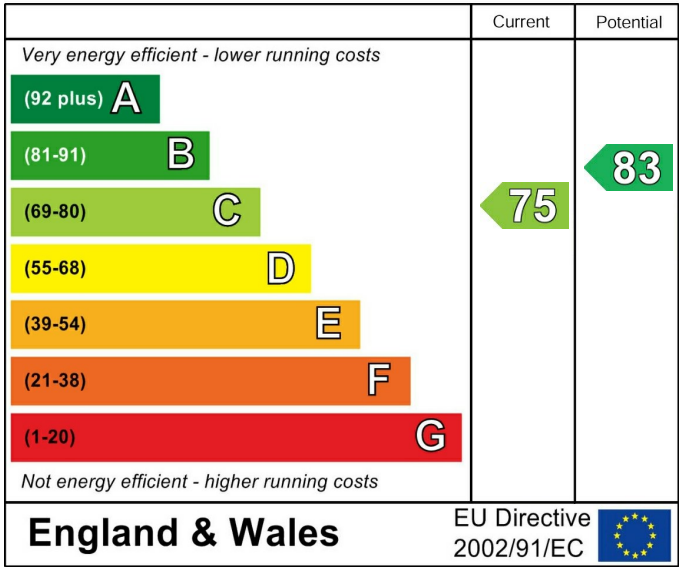
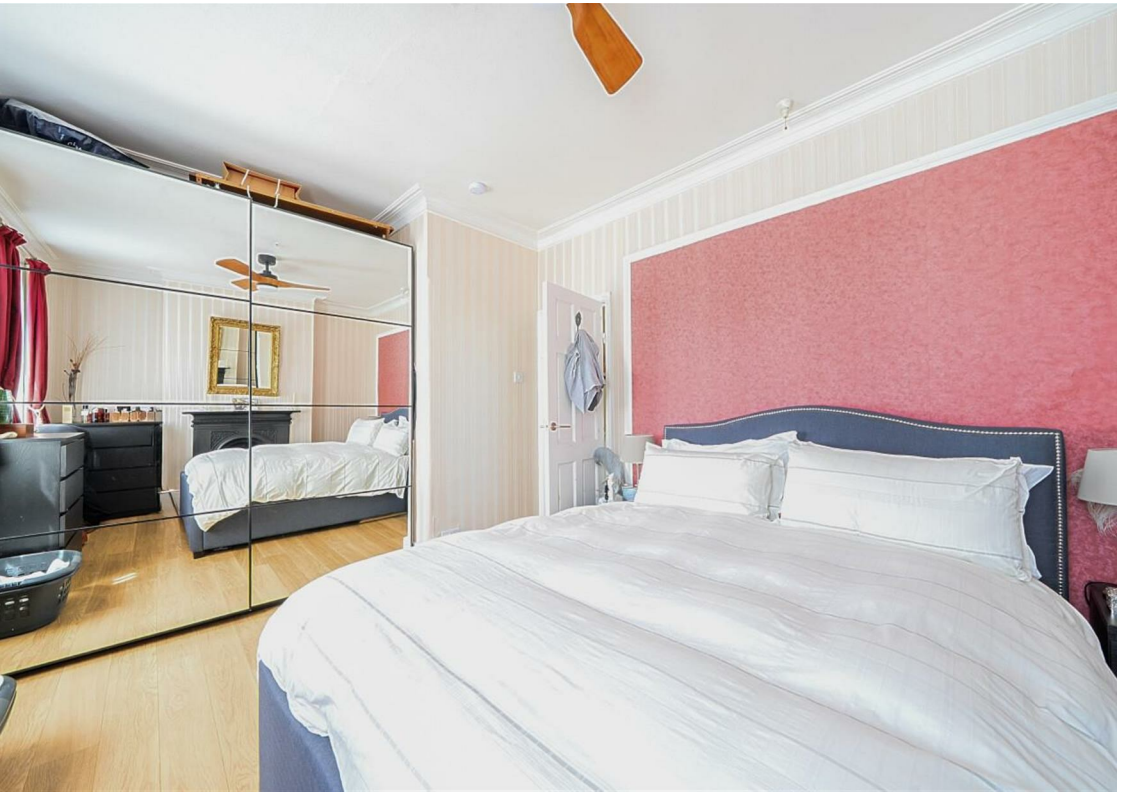
BEDROOM ONE
15'2 x 12'3

BEDROOM TWO
11'9 x 9'1

BATHROOM

REAR GARDEN
93'4 x 15'3

Energy Efficiency Rating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