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76 Sydney Road, London, SE2 9RX

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Guide Price £350,000-£375,000

Situated on the popular Sydney Road close to Abbey Wood Station, this delightful three-bedroom family home presents an excellent opportunity for those seeking a property with potential. The house features a welcoming entrance porch that leads into a spacious lounge, perfect for family gatherings or quiet evenings. The kitchen diner offers a practical space for meal preparation and dining, making it ideal for family life.

On the first floor, you will find a well-appointed bathroom along with three comfortable bedrooms, providing ample space for family members or guests. The property boasts both front and rear gardens, offering outdoor space for relaxation or play. Additionally, a garage en bloc adds convenience for parking or extra storage.

While the home is in need of some tender loving care, it is perfectly situated close to essential amenities. A Sainsbury's supermarket is nearby, ensuring that daily shopping needs are easily met. Families will appreciate the proximity to several reputable schools, including Parkway Primary School, St. John Fisher's Catholic Primary School, and Harris Garrard Academy, making this location ideal for those with children.

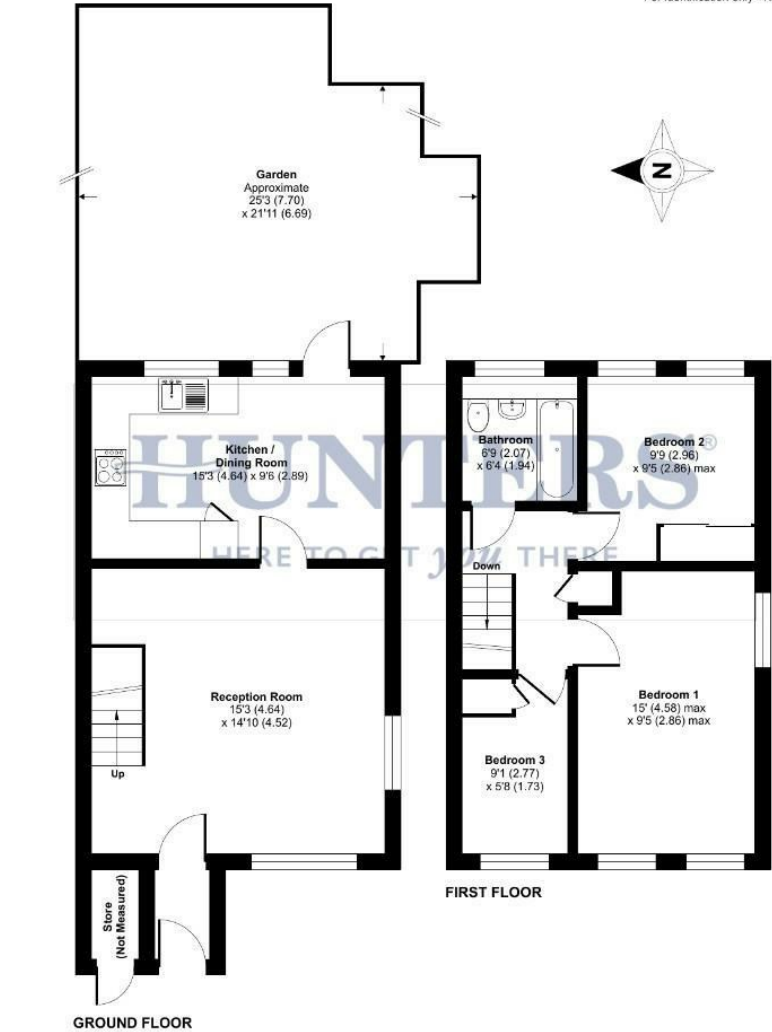
For outdoor enthusiasts, Lesnes Abbey Woods and its historic ruins are just a short distance away, providing a lovely setting for walks and leisure activities. The area is well-served by excellent bus links, and Abbey Wood Station is only 0.4 miles away, offering Southeastern, Thameslink services, and the Elizabeth Line for easy commuting.

With no onward chain, this property is ready for its new owners to make it their own. Whether you are a first-time buyer or looking for a family home with potential, this house on Sydney Road is a wonderful opportunity not to be missed.

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Sydney Road, London, SE2

Approximate Area = 771 sq ft / 71.6 sq m (excludes store)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1569273

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66	77	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

LOUNGE
15'3 x 14'10

KITCHEN/DINER
15'3 x 9'6

LANDING

BEDROOM ONE
15' x 9'5

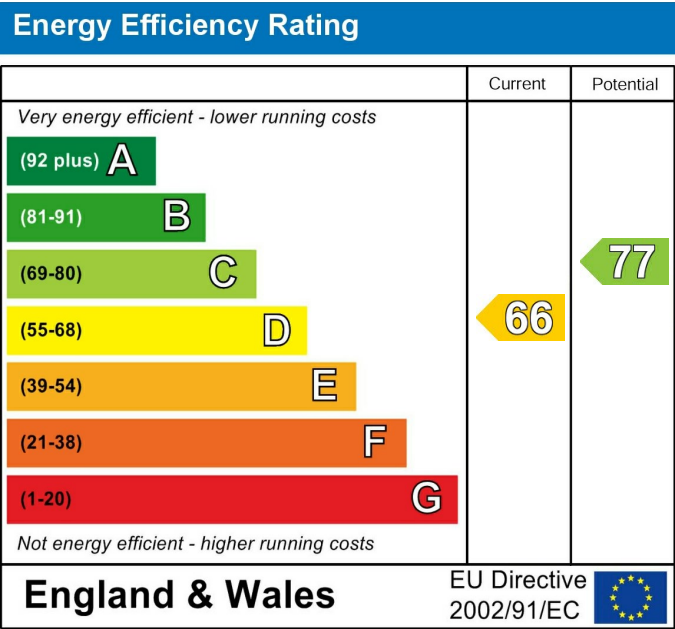
BEDROOM TWO
9'9 x 9'5

BEDROOM THREE
9'1 x 5'8

BATHROOM
6'9 x 6'4

GARDEN

GARAGE EN BLOC



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.









