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Smithies Road

Abbey Wood, SE2 0TG

Asking Price £425,000



Situated in a popular residential location and offered to the market with no onward chain, this two-bedroom period terrace home offers well-proportioned accommodation, a generous rear garden, and excellent transport links, making it an ideal purchase for first-time buyers, young families, or investors.

The property provides two reception rooms, offering flexible living and dining space. The dining room benefits from French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces. The adjoining kitchen is practically arranged, providing ample storage and worktop space.

Upstairs, the first-floor landing leads to two generous double bedrooms and a well-sized family bathroom, offering comfortable accommodation throughout.

To the rear, the property enjoys a generous garden, predominantly laid to lawn with a patio area that is well suited to outdoor dining, entertaining, or simply relaxing.

Conveniently positioned, the property is located just over half a mile from Abbey Wood Station, providing excellent transport connections via Southeastern, Thameslink, and the Elizabeth Line, with fast access to Canary Wharf, the City, and Central London. A range of local shops, healthcare facilities, and regular bus services are all within easy reach.

Families will appreciate the proximity to the well-regarded Alexander McLeod Primary School, while nearby Lesnes Abbey Woods and the historic Lesnes Abbey Ruins offer attractive green spaces, woodland walks, and an opportunity to enjoy the area's local heritage.

Offering spacious accommodation, a generous garden, the advantage of no onward chain, and a convenient location close to excellent transport links and local amenities, this period home presents an excellent opportunity for buyers seeking a well-located property with scope to personalise over time.



ENTRANCE HALL

LIVING ROOM 13'0" (into bay x 10'9" (3.96m (into bay x 3.28m)

DINING ROOM 14'0" x 11'11" (4.27m x 3.63m)

KITCHEN 9'7" x 6'9" (2.92 x 2.06)

LANDING

BEDROOM ONE 14'1" x 11'3" (4.29 x 3.43)

BEDROOM TWO 11'11" x 8'8" (3.63 x 2.64)

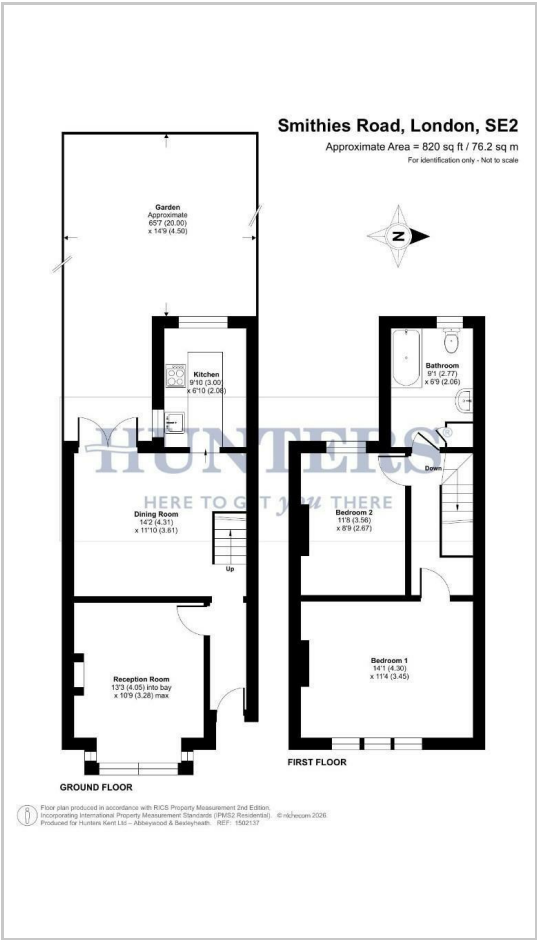
BATHROOM 9'0"X 6'9" (2.74X 2.06)

REAR GARDEN 65'7 x 14'9 (19.99m x 4.50m)

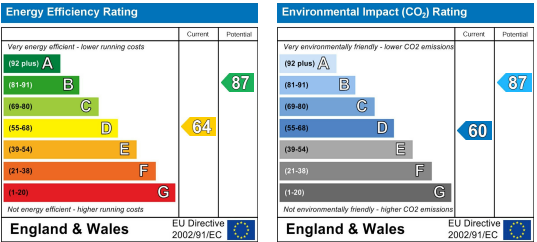
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.