



Panfield Road, , Abbey Wood, London, SE2 9BX

- GUIDE PRICE £400,000-£425,000
- KITCHEN/DINER
- SEPARATE WC
- CLOSE TO PRIMARY SCHOOLS AND LOCAL AMENITIES
- EPC RATING C
- THREE BEDROOM FAMILY HOME
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- 0.7 MILES TO ABBEY WOOD STATION
- TOTAL FLOOR AREA 78 SQM

Guide Price £400,000



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DESCRIPTION

This three-bedroom mid-terrace family home is perfectly positioned in a convenient residential setting, around 0.7 miles from Abbey Wood Station. Benefiting from strong transport connections, the station offers access to Southeastern and Thameslink rail services, along with the Elizabeth Line, making it an ideal option for commuters travelling into Central London and further afield. There are also a number of local bus routes operating close by, further improving access to surrounding areas.

The property provides well-balanced accommodation throughout, featuring a kitchen/diner that creates an excellent space for family dining and entertaining, together with a lounge ideal for relaxation. On the first floor, there are three bedrooms, all offering flexible living options suitable for families, home working, or guest use. The family bathroom is also situated on the first floor and includes a separate WC, offering added convenience for busy households.

Externally, the property benefits from a private enclosed rear garden, offering an outdoor space ideal for children, gardening, or summer entertaining.

The location is especially attractive for families, with a range of highly regarded schools nearby including De Lucy Primary School, Boxgrove Primary School and St Thomas a Becket Primary School. Secondary schooling is also within easy reach, with St Paul's Academy and Harris Garrard Academy close by. A variety of everyday amenities are available locally, including doctors' surgeries, dental practices, shops and children's play areas, all contributing to the area's strong sense of community and practical day-to-day living.

The property is offered to the market with no onward chain, enabling a potentially smoother and quicker purchase process.

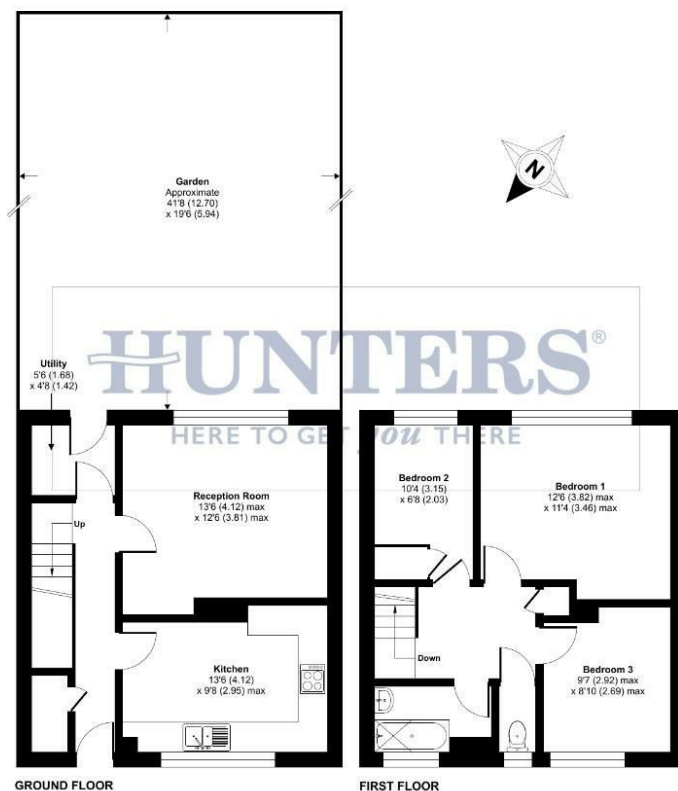




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Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Kent Ltd - Abbeywood & Bessey Heath. REF: 1408057 © nichicom 2026

Viewings

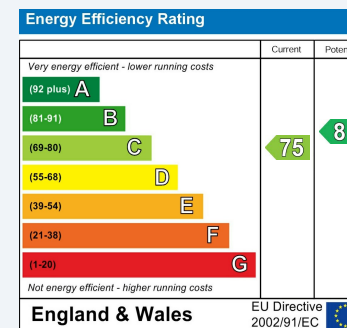
Please contact abbeywood@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

