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30 Smithies Road, Abbey Wood, SE2 0TG

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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.

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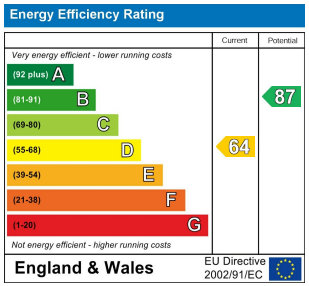
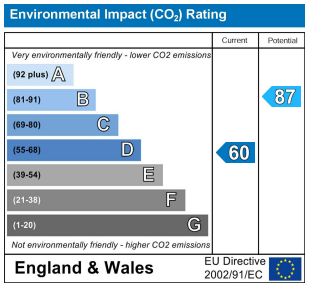
Smithies Road, London, SE2

Approximate Area = 820 sq ft / 76.2 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). © nichecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1502137





ENTRANCE HALL

LIVING ROOM
13'0" (into bay x 10'9"

DINING ROOM
14'0" x 11'11"

KITCHEN
9'7" x 6'9"

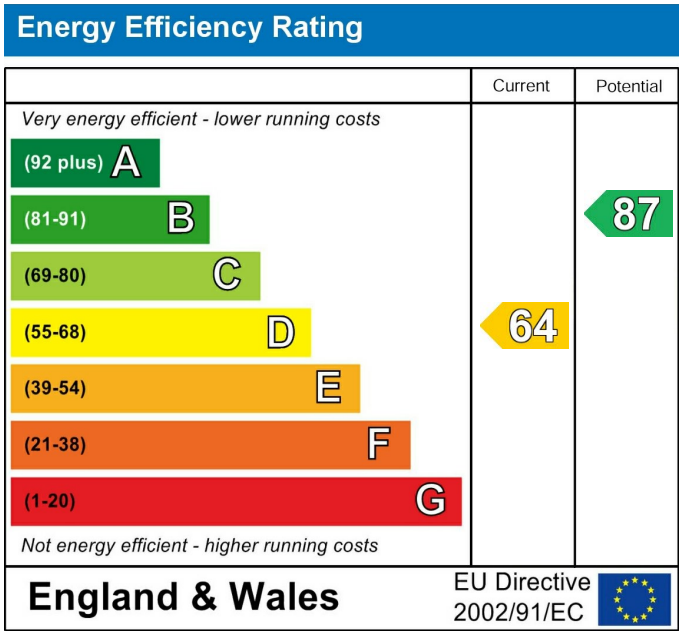
LANDING

BEDROOM ONE
14'1" x 11'3"

BEDROOM TWO
11'11" x 8'8"

BATHROOM
9'0"X 6'9"

REAR GARDEN
65'7 x 14'9



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