



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

5 Monks Close, Abbey Wood, SE2 0QJ

**HUNTERS**  
HERE TO GET *you* THERE

# 5 Monks Close, Abbey Wood, SE2 0QJ

## Offers In Excess Of £450,000

Beautifully presented 2/3 bedroom family home situated on one of Abbey Wood's most sought-after roads, offering a perfect blend of modern living and a peaceful setting backing onto Lesnes Abbey Woods. The property welcomes you with a lovely entrance featuring herringbone-style laminate flooring, creating a warm and stylish first impression. This leads into a spacious, modern open-plan kitchen and lounge, ideal for family living and entertaining, with direct access to a low-maintenance garden laid with artificial lawn and a seating area, providing a relaxing outdoor space that backs onto green space and woodland.

The ground floor also features a convenient WC. A separate utility room offers practical laundry and storage solutions and leads onto bedroom three or a versatile study with a roof window, perfect for home working or use as a guest room. The property further benefits from off-road parking, providing ease and security for homeowners.

Upstairs, a modern open staircase with a glass panel balustrade enhances the light-filled landing, leading to two generously sized double bedrooms and a contemporary family bathroom finished to a high standard. Each room offers a comfortable and welcoming atmosphere, ideal for a growing family or professionals seeking additional space.

Positioned just 0.3 miles from Abbey Wood Station and the Elizabeth Line, the property benefits from excellent transport links, making it an ideal choice for commuters with swift connections into Canary Wharf, the City, and beyond. Bus routes serving Woolwich, Thamesmead, and Bexleyheath add to the property's connectivity, while nearby parks, walking trails, and local amenities enhance the lifestyle on offer. This home combines a peaceful woodland backdrop with the convenience of excellent transport links, off-road parking, and local facilities, making it a superb choice for those seeking a well-located, move-in-ready family home in Abbey Wood.

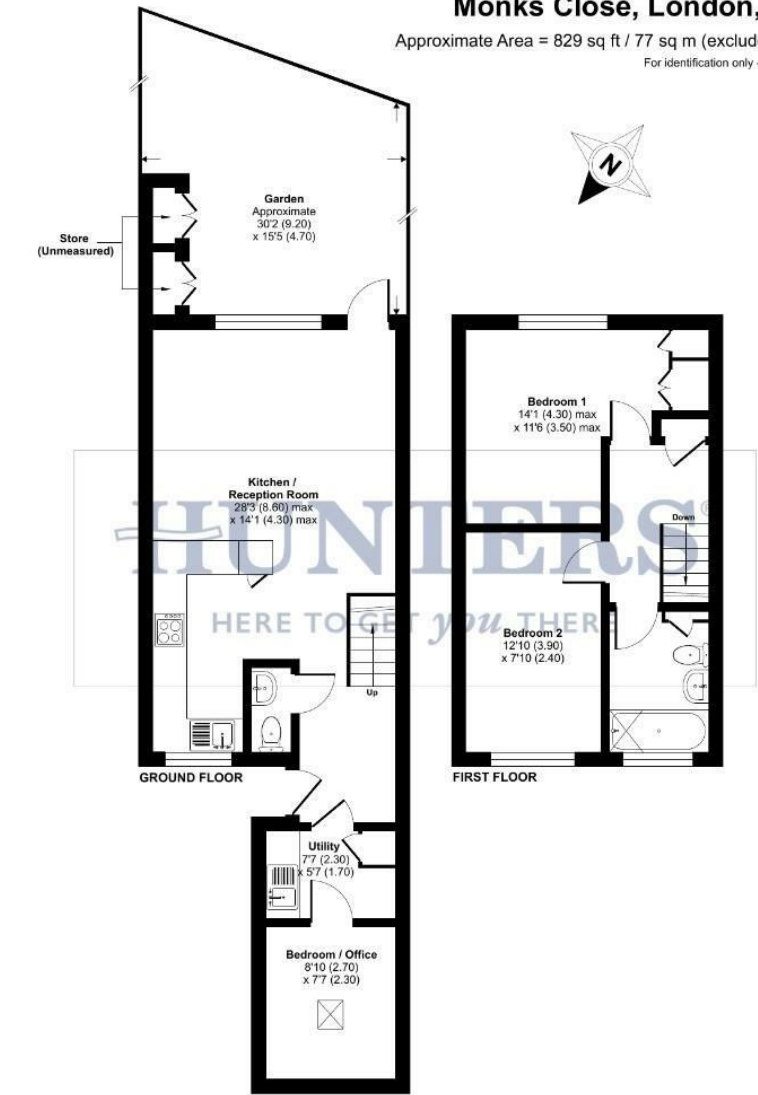
Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
abbeywood@hunters.com | www.hunters.com



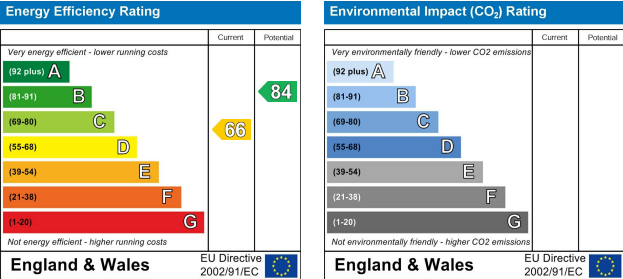
Monks Close, London, SE2

Approximate Area = 829 sq ft / 77 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: 1324823



ENTRANCE HALL

KITCHEN/RECEPTION ROOM

28'3 x 14'1

GROUND FLOOR WC

UTILITY ROOM

BEDROOM THREE/HOME OFFICE

8'10 x 7'7

FIRST FLOOR LANDING

BEDROOM ONE

14'1 (max) x 11'6

BEDROOM TWO

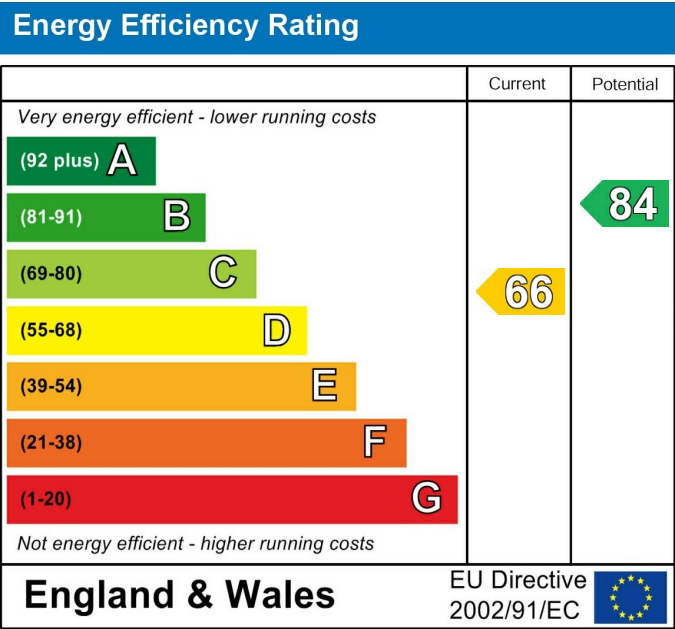
12'10 x 7'10

BATHROOM

GARDEN

30'2 x 15'5

OFF ROAD PARKING



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.















