



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

95 New Road, Abbey Wood, SE2 0PN

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Guide Price £770,000-£800,000

This extended and beautifully presented three-bedroom semi-detached family home offers exceptional living accommodation, with further potential to extend (STPP). Offered to the market for the first time in 19 years, the property has been thoughtfully upgraded and finished to a high specification throughout, creating a luxurious living environment.

The ground floor features a through lounge enhanced by a striking modern fireplace, providing an elegant and inviting focal point. The recently installed kitchen is finished to a high-end standard and is equipped with integrated appliances, including an AEG coffee machine, wine fridge, washing machine and separate tumble dryer, perfectly combining style and functionality.

Upstairs, the home continues with two of the three bedrooms benefitting from fitted wardrobes with integrated lighting. The bathroom and separate WC have been newly installed, offering a hotel-inspired finish.

Externally, the rear garden provides a tranquil and attractive outdoor space, centred around a mature chestnut tree that adds character and natural beauty. The landscaped front garden has been professionally designed by an award-winning Hampton Court Palace gardener, creating an impressive approach to the property. A private garage with an electric up and over door located at the front of the home provides additional storage and secure parking.

The property enjoys a highly desirable family-friendly location, within easy reach of Bedonwell, Lessness Heath, Hillsgrove and Alexander McLeod Primary Schools. Lesnes Abbey Woods and historic ruins are just a short walk away, offering scenic woodland walks and open green spaces.

Commuters are well served by excellent transport links, with Abbey Wood Station approximately 0.8 miles away, providing services via Southeastern, Thameslink and the Elizabeth Line for fast and convenient access across London. Bus stops provide further connections to surrounding areas.

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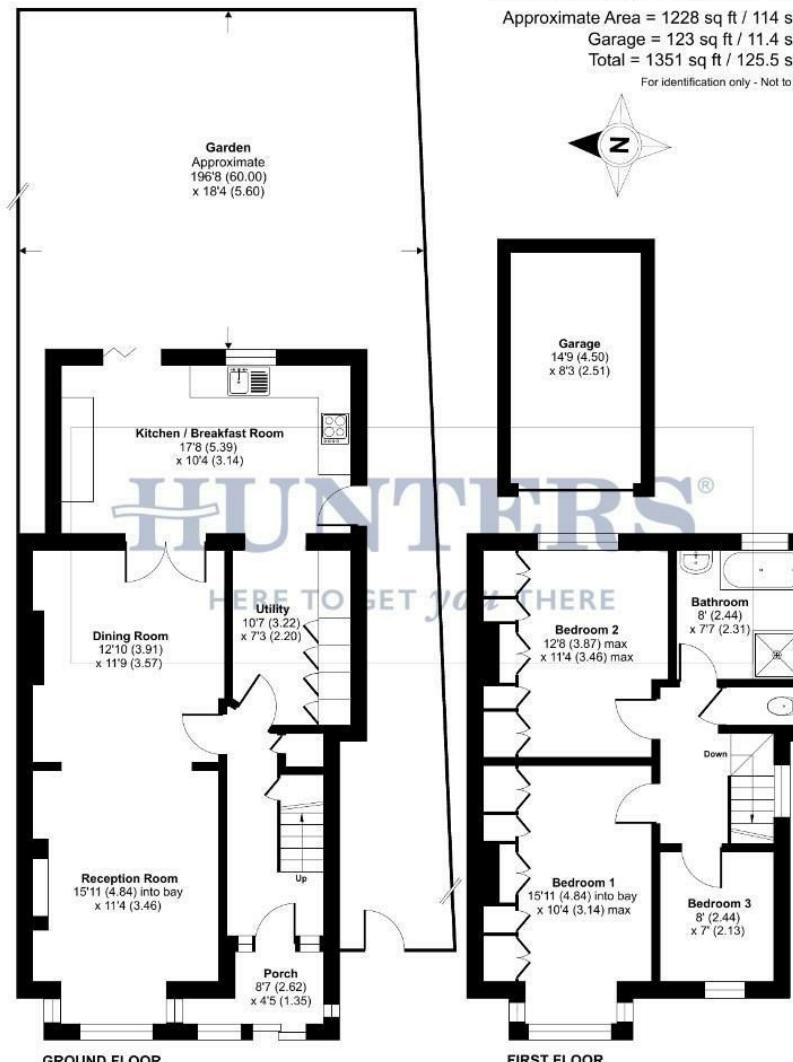
## New Road, London, SE2

Approximate Area = 1228 sq ft / 114 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1407397

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**ENCLOSED PORCH**

8'7 x 4'5

**ENTRANCE HALL****LOUNGE AREA**

15'11 x 11'4

**DINING AREA**

12'1"10 x 11'9

**KITCHEN**

17'8 x 10'4

**FIRST FLOOR LANDING****BEDROOM ONE**

15'11 (measured into bay) x 10'4

**BEDROOM TWO**

12'8 x 11'4

**BEDROOM THREE**

8'0 x 7'0

**BATHROOM**

8' x 7'7

**FRONT GARDEN****REAR GARDEN**

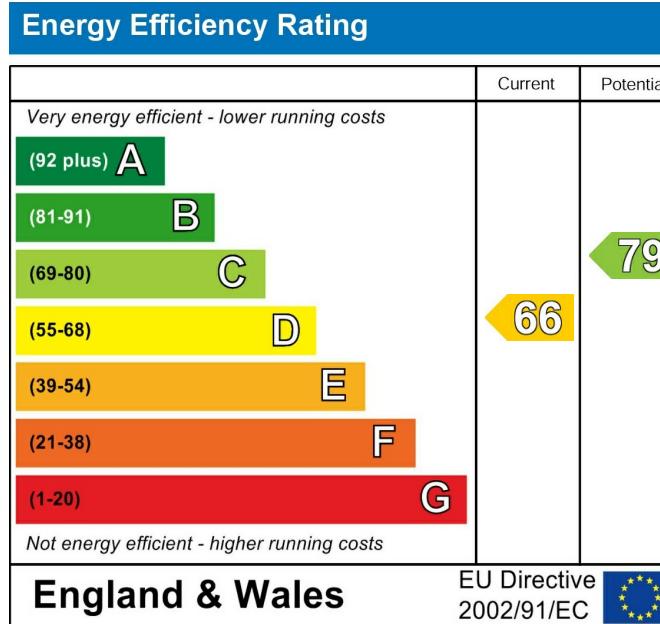
19'6"8 x 18'4

**GARAGE**

14'9 x 8'3

**UTILITY**

10'7 x 7'3



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.

