



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

62 Brimpsfield Close, Abbey Wood, SE2 9LR

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Asking Price £400,000

Welcome to this well-positioned three-bedroom home, ideally located just 0.6 miles from Abbey Wood Station, providing excellent connectivity for commuters with the Elizabeth Line, Southeastern, and Thameslink services all available, ensuring swift journeys into Central London, Canary Wharf, and beyond.

The property offers a functional layout, featuring a reception room perfect for relaxing or entertaining, and a kitchen/breakfast room that creates a practical space for family meals while overlooking the garden, bringing a sense of calm and greenery into your daily routine. Upstairs, you will find a first-floor bathroom serving the three bedrooms, making this home well-suited to families, couples seeking additional space, or those looking to create a home office or guest room.

Convenience is on your doorstep with Sainsbury's Supermarket nearby, ensuring your daily essentials are always within easy reach. Families will appreciate the range of schools within the area, including Boxgrove, St Thomas a Becket, De Lucy Primary Schools, and St Paul's Academy, offering a variety of educational choices within the local community.

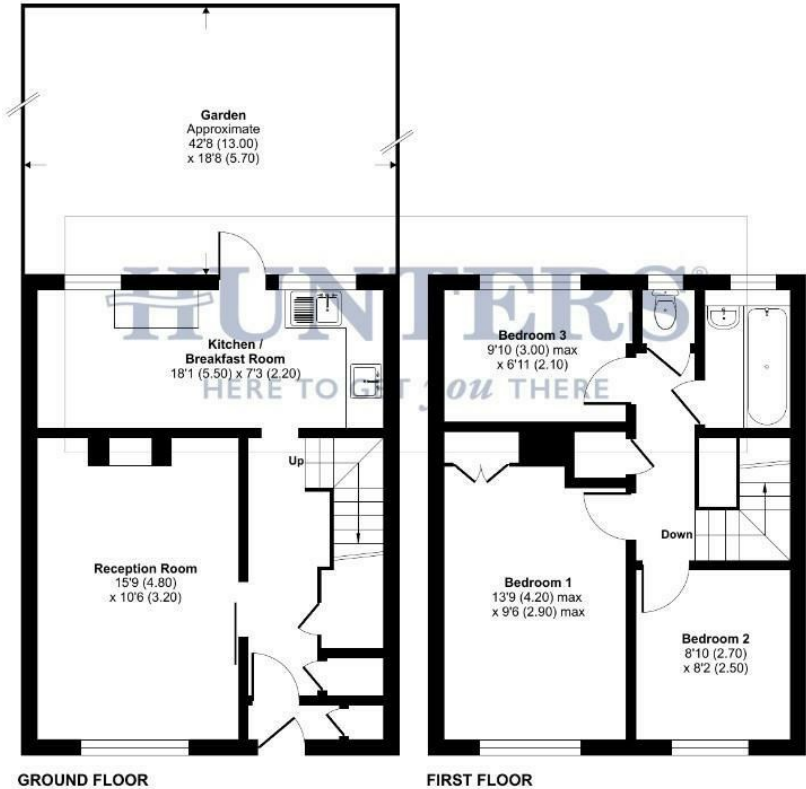
While the property would benefit from updating, it presents an excellent opportunity for you to add your personal touch and create a home that reflects your taste and lifestyle, whether you are seeking your first home, looking for a family base in a well-connected area, or interested in a project with potential for future value.

With a garden providing valuable outdoor space, superb transport links, and local amenities close by, this property offers a blend of location and potential, ready for you to transform into your ideal home.

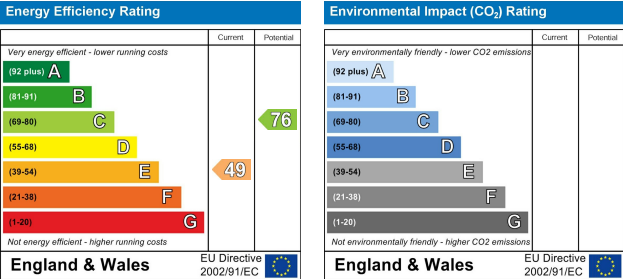
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Brimpsfield Close, London, SE2

Approximate Area = 846 sq ft / 78.5 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 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1328564



ENTRANCE HALL

LOUNGE

15'9 x 10'6

KITCHEN/BREAKFAST ROOM

18'1 x 7'3

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 9'6

BEDROOM TWO

8'10 x 8'2

BEDROOM THREE

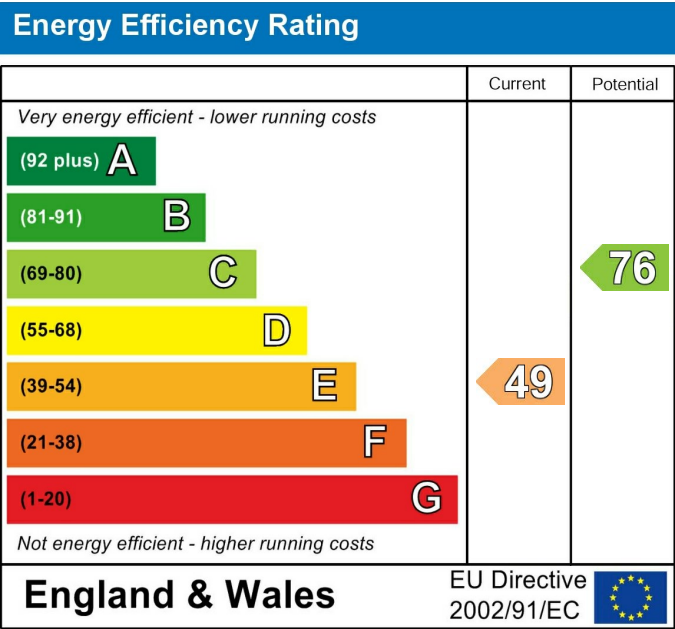
9'10 x 6'11

BATHROOM

WC

GARDEN

42'8 x 18'8



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.



















