



HUNTERS[®]
HERE TO GET *you* THERE

60 Brimpsfield Close, Abbey Wood, SE2 9LR

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Guide Price £425,000-£450,000

This much loved family home is well presented throughout and offers a welcoming and practical layout, ideal for modern family living. The property comprises three a comfortable and inviting lounge, a kitchen/breakfast room perfect for both everyday use and a first-floor bathroom. Externally, the home benefits from pretty and well-maintained front and rear gardens, providing attractive outdoor spaces to relax and enjoy.

Ideally situated approximately 0.6 miles from Abbey Wood Station, the property is perfectly positioned for commuters, with excellent transport links via Southeastern, Thameslink, and the Elizabeth Line. These services offer fast and convenient access into Central London, Canary Wharf, and beyond, making this an exceptionally well-connected location.

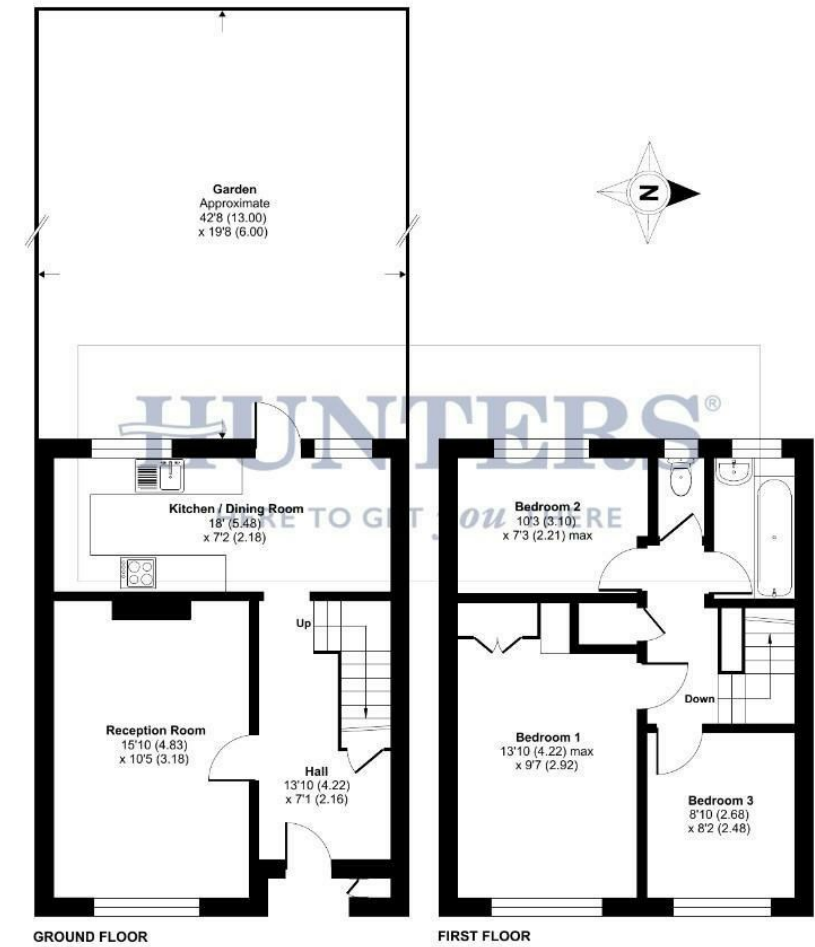
A wide range of local amenities are within easy reach, including Sainsbury's and Lidl supermarkets, a variety of local shops, regular bus routes, and healthcare facilities. The area is particularly popular with families due to the selection of well-regarded schools nearby, including Boxgrove Primary School, De Lucy Primary School, and St Thomas a Becket Catholic Primary School, as well as St Paul's Academy for secondary education.

For outdoor enthusiasts, there are several nearby parks and green spaces, along with children's playgrounds, offering excellent opportunities for recreation and leisure. This delightful home combines comfort, convenience, and location, making it an ideal choice for families and first-time buyers alike.

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Brimpsfield Close, London, SE2

Approximate Area = 829 sq ft / 77 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: 1455075

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

LOUNGE

15'10 x 10'5

KITCHEN/DINING ROOM

18'0 x 7'2

FIRST FLOOR LANDING

BEDROOM ONE

3'10 x 9'7

BEDROOM TWO

10'3 x 7'3

BEDROOM THREE

8'10 x 8'2

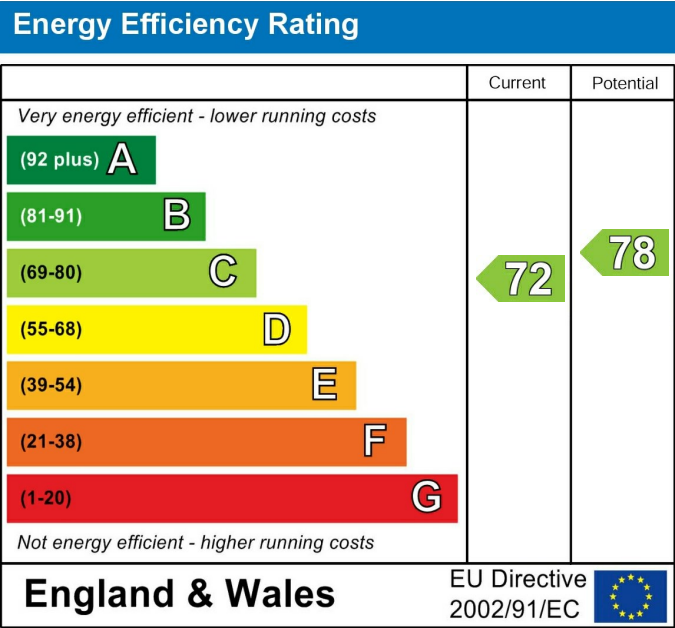
BATHROOM

WC

FRONT GARDEN

REAR GARDEN

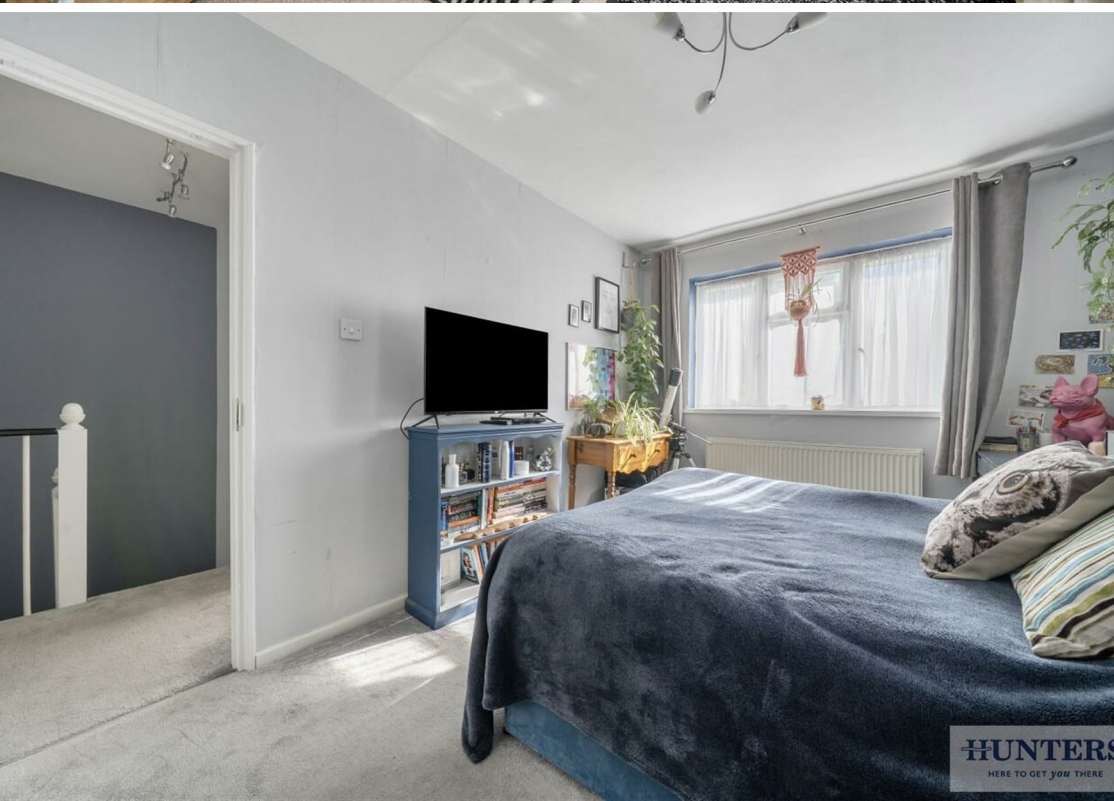
42'8 x 19'8



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.











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