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461 Abbey Road, Belvedere, DA17 5DJ

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Asking Price £450,000

This three-bedroom end-terrace home offers an excellent opportunity for families, first-time buyers, or investors seeking a well-presented property in a highly convenient and increasingly popular location.

The property welcomes you with a bright entrance leading into two reception rooms. These versatile spaces can be arranged to suit your lifestyle, whether as separate living and dining areas, a home office, or an additional family room. The fitted kitchen is thoughtfully designed, offering ample storage and worktop space.

Upstairs, the first floor comprises three bedrooms, each offering comfortable accommodation with plenty of natural light. The family bathroom creates a clean and relaxing space.

Externally, the property continues to impress with both front and rear gardens, providing ideal outdoor space for relaxing, entertaining, or family activities. The added benefit of side access enhances practicality, particularly for gardening or storage needs.

The location is a key highlight of this home. Situated just 0.2 miles from Abbey Wood Station, it offers exceptional transport links via Southeastern and Thameslink services, as well as the Elizabeth Line, providing fast and direct connections into Central London and beyond. The area is also well-served by multiple bus routes, making commuting and travel straightforward.

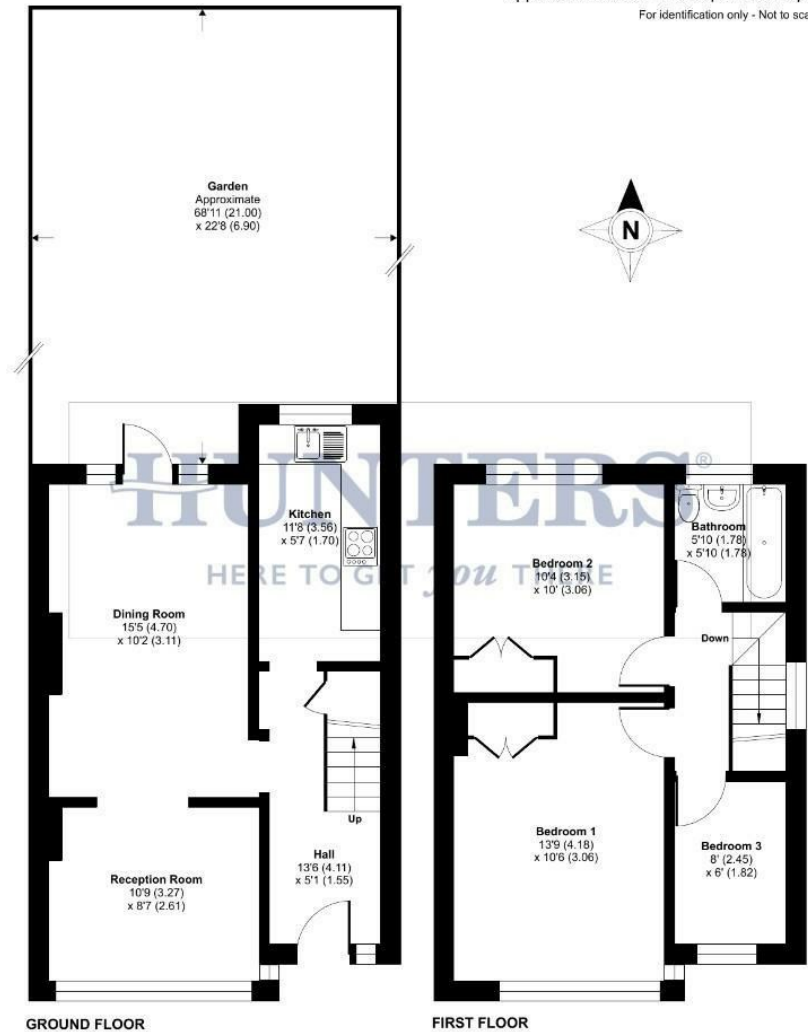
For those who enjoy the outdoors, the property is within close proximity to Lesnes Abbey Woods and its historic ruins, offering scenic walks and a peaceful natural setting. A range of local amenities are also nearby, including local shops and a Sainsbury's supermarket, ensuring everyday essentials are always within easy reach.

Combining practical living space and a superb location, this property represents a fantastic opportunity to acquire a ready-to-move-into home in a well-connected and desirable area.

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Abbey Road, Belvedere, DA17

Approximate Area = 796 sq ft / 73.9 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: 1439119

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

RECEPTION ROOM

10'9 x 8'7

DINING ROOM

15'5 x 10'2

KITCHEN

11'8 x 5'7

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 10'6

BEDROOM TWO

10'4 x 10'0

BEDROOM THREE

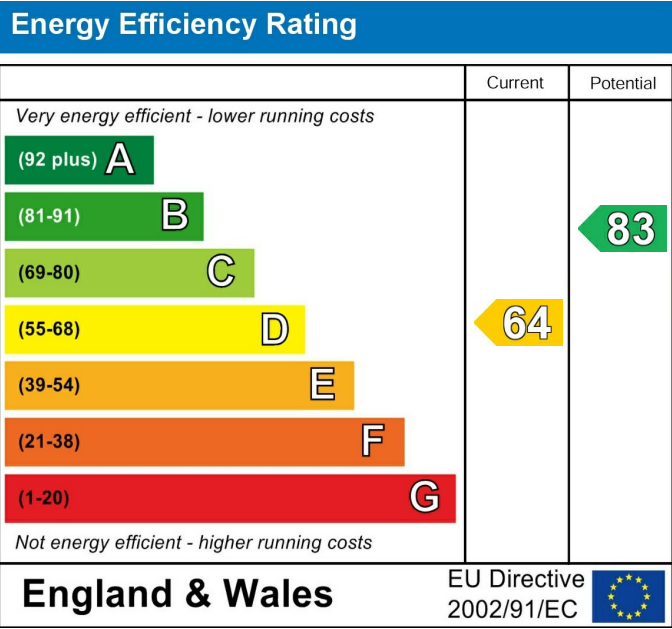
8'0 x 6'0

BATHROOM

5'10 x 5'10

GARDEN

68'11 x 22'8



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.





