



HUNTERS[®]
HERE TO GET *you* THERE

16 Birkdale Close, Thamesmead, SE28 8JX

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Guide Price £375,000- £400,000

Discover your ideal family home tucked away in a cul-de-sac, combining practicality with cosy charm. This semi-detached three-bedroom residence, built around 2002, offers a welcoming atmosphere filled with comfort and style.

Upon entering, you'll find a fully fitted kitchen ready to inspire your culinary creations. The convenience of a ground-floor WC adds to the functional layout, while the generous lounge/dining areas provide the perfect spot for relaxation and quality time with family and friends.

Upstairs features three bedrooms and bathroom, designed to serve as peaceful retreats for every member of your household.

Step outside to a delightful garden, creating a private space perfect for outdoor entertaining or simply enjoying some tranquillity. At the front, off-street parking ensures ease of access and convenience.

Location is a real highlight here. Situated close to the scenic River Thames, you can enjoy peaceful walks along the Thames Path. Nearby, a children's play park offers fun-filled afternoons for the younger members of your family.

For commuters, the home is perfectly positioned. Multiple bus routes provide direct access to Abbey Wood Station and the Elizabeth Line, as well as Woolwich Arsenal and the DLR, offering quick and easy connections across the city.

Families will benefit from being close to highly regarded schools such as Castilion Primary and Bishop John Robinson Primary, making school runs straightforward and stress-free.

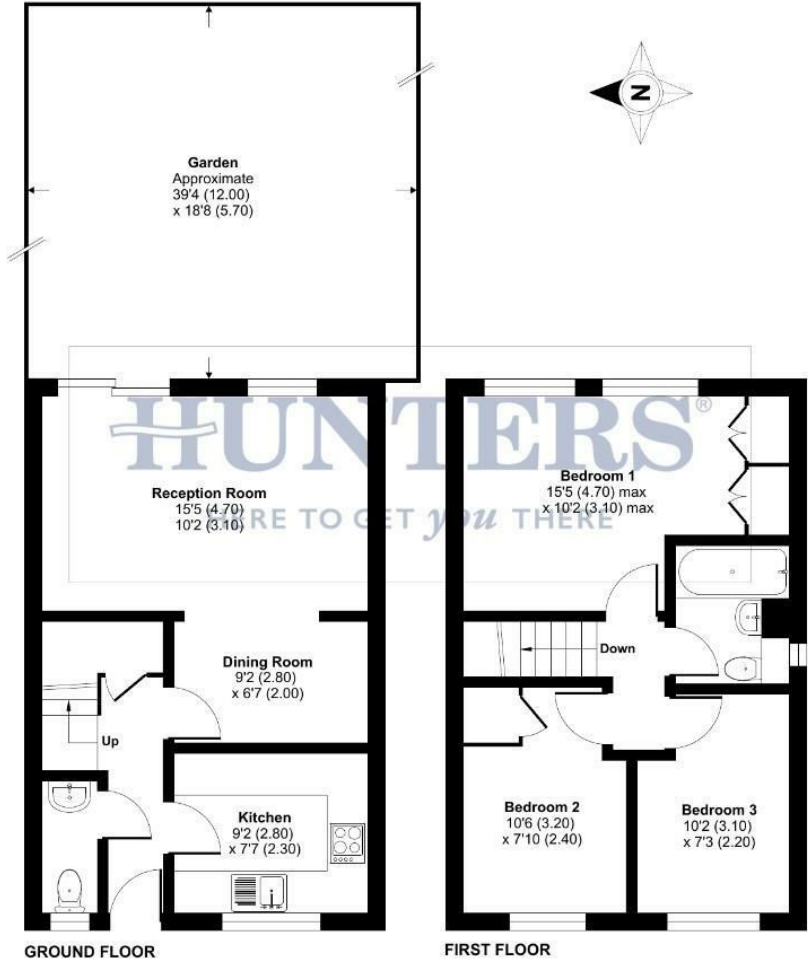
This home is offered with no onward chain, meaning a swift and uncomplicated purchase process, allowing you to move in without delay.

Take advantage of this fantastic opportunity to own a lovely property that combines modern living with a peaceful setting and excellent transport links. Your new chapter awaits!

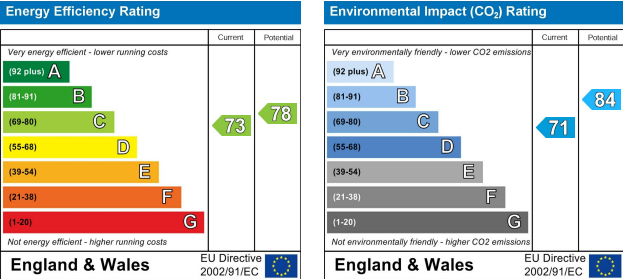
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Birkdale Close, London, SE28

Approximate Area = 754 sq ft / 70 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: 1310530



ENTRANCE HALL

GROUND FLOOR WC

KITCHEN

9'2 x 7'7

LOUNGE AREA

15'5 x 10'2

DINING AREA

9'2 x 6'7

FIRST FLOOR LANDING

BEDROOM ONE

15'5 x 10'2

BEDROOM TWO

10'6 x 7'10

BEDROOM THREE

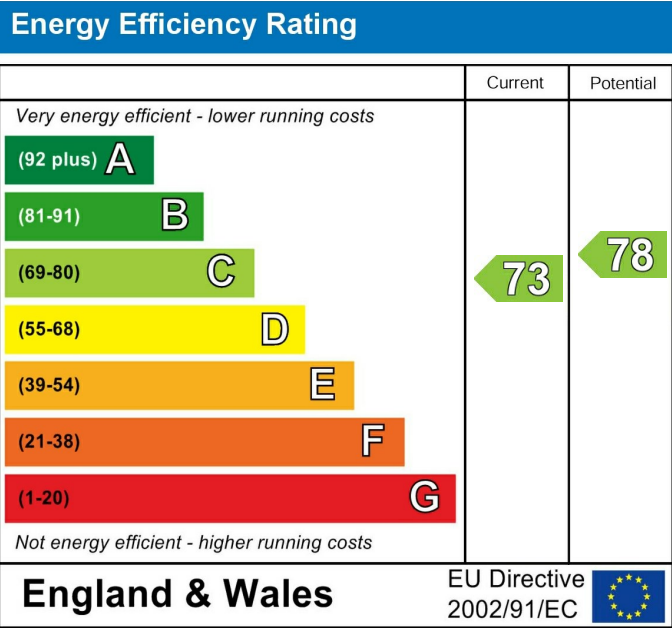
10'2 x 7'3

BATHROOM

GARDEN

39'4 x 18'8

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.

