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HERE TO GET *you* THERE

55 Linnet Close, London, SE28 8HY

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Guide Price £400,000-£425,000

This three/four-bedroom end terrace family home provides generous living accommodation, ideal for growing families. Upon entering the property, you are greeted by a well-appointed kitchen/breakfast room, perfect for family meals and entertaining. The lounge is bright and inviting, featuring sliding patio doors that open up to the rear garden, allowing natural light to fill the space and providing a seamless indoor-outdoor flow. Additionally, the ground floor offers a convenient WC and a versatile second reception room that can easily be used as a bedroom, offering flexibility to suit your needs.

Ascending the staircase, you will notice an elegant oriel bay window that bathes the space in natural light. On the first floor, you will find a family bathroom, two well-proportioned double bedrooms, and a single bedroom. Each room is designed to maximize comfort and functionality, providing space for relaxation and storage.

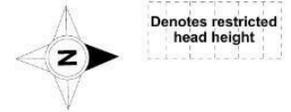
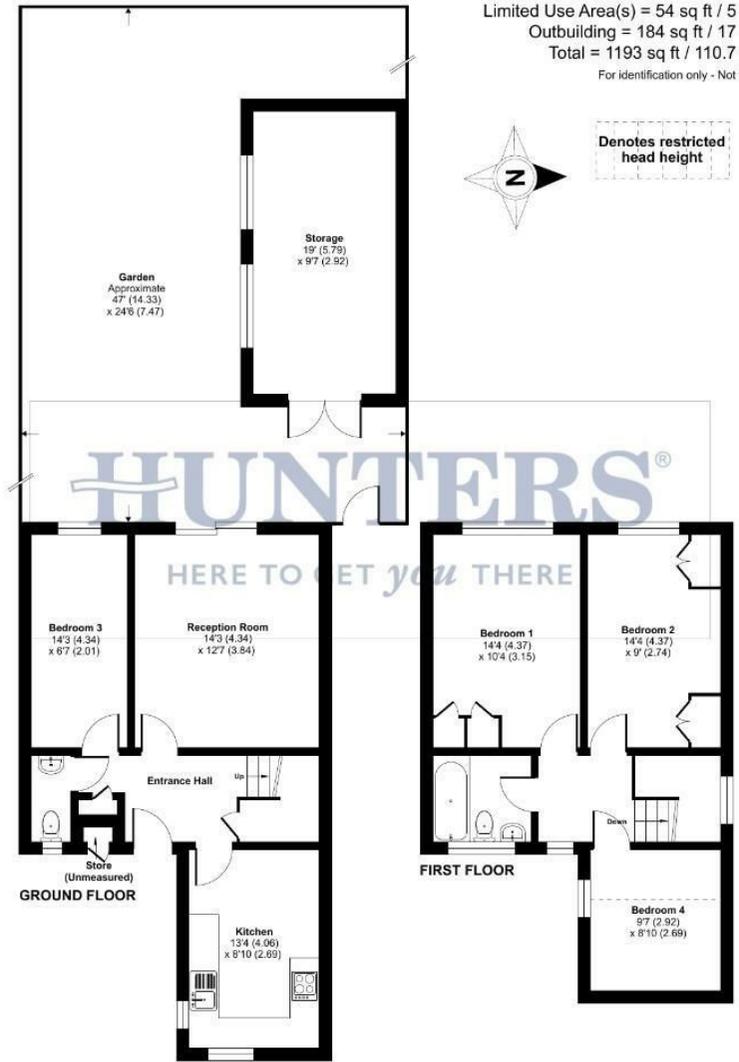
The property benefits from a rear garden, complete with a shed/outhouse that is equipped with power and light, making it ideal for storage or a potential workshop space. At the front of the home, there is off-road parking, ensuring convenience for residents and visitors alike.

Situated in a prime location, this home is close to local bus stops with direct links to Abbey Wood Station, connecting to The Elizabeth Line, as well as Woolwich Arsenal for DLR services. You can easily reach Greenwich, Bexleyheath, Belvedere, and other surrounding areas. Families will appreciate the proximity to Thamesmead Town Centre and several well-regarded schools, including Jubilee, Bishop John Robinson, Linton Mead, and Hawksmoor Primary Schools, along with Woolwich Polytechnic for both boys and girls, making it an ideal location for those with school-aged children.

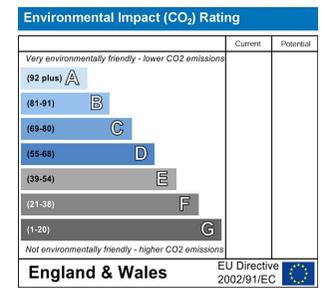
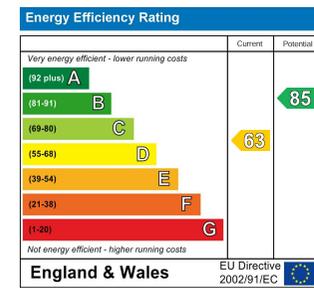
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Approximate Area = 955 sq ft / 88.7 sq m (excludes store)
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Outbuilding = 184 sq ft / 17 sq m
 Total = 1193 sq ft / 110.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024.
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ENTRANCE HALL

LOUNGE

14'3 x 12'7

BEDROOM THREE/2ND RECEPTION

14'3 x 6'7

KITCHEN/BREAKFAST ROOM

13'4 x 8'10

WC

FIRST FLOOR LANDING

BEDROOM ONE

14'4 x 10'7

BEDROOM TWO

14'4 x 9'0

BEDROOM FOUR

9'7 x 8'10

BATHROOM

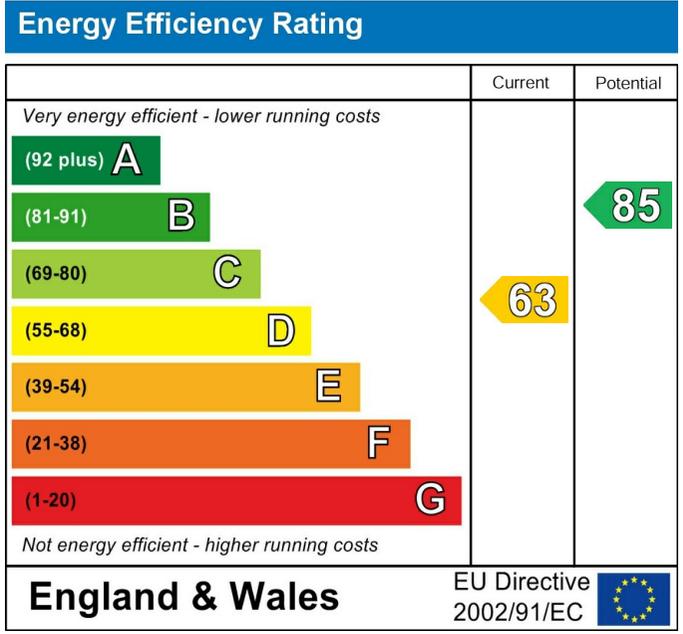
REAR GARDEN

47'0 x 24'6

STORAGE

19'0 x 9'7

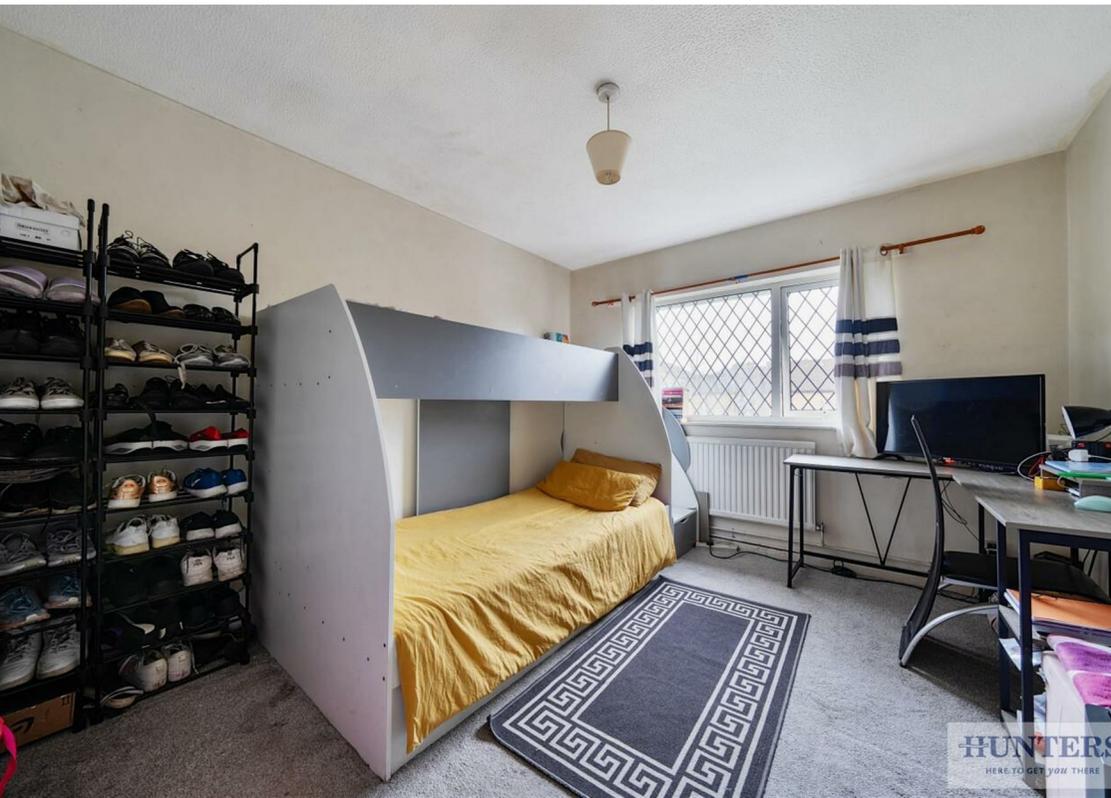
OFF ROAD PARKING



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.











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