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37 Abbey Grove, London, SE2 9EU

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Guide Price £550,000-£580,000

This beautifully presented Period Home is situated just 0.3 miles from Cross Rail / Abbey Wood Station. Loved and improved by its long time owners this property boasts accommodation of semi open plan lounge / dining room, fitted kitchen with ample wall and base units, inset lighting and double doors leading to a pretty and well maintained rear garden.

To the first floor are three well proportioned bedrooms and spacious family bathroom with claw foot bath.

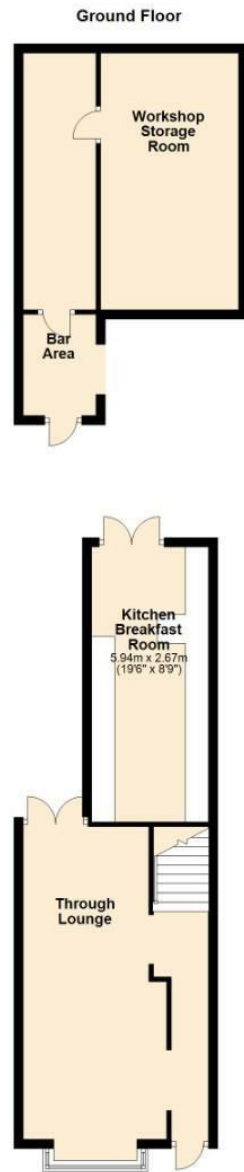
Finally to the top floor is a double bedroom with en suite shower room.

Situated to the rear of the property is a good size workshop/storage with a mini bar area for entertaining.

Local amenities including primary and secondary schools are close to hand and Lesnes Abbey Woods is a short distance away.

This has been a perfect family home and its now ready for its new family to enjoy. Internal viewing strongly recommended.

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For illustrative purposes only
Plan produced using PlanItUp

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Entrance Porch

Entrance Hall

Lounge / dining room
22'2 x 10'27" reducing to 8'65"

Kitchen/Breakfast Room
19'64" x 8'98"

Landing

Bedroom Two
11'4" x 11'2"

Bedroom Three
10'8" x 8'79"

Bedroom Four
11'6" x 5'9"

Family Bathroom
8'9" x 7'3"

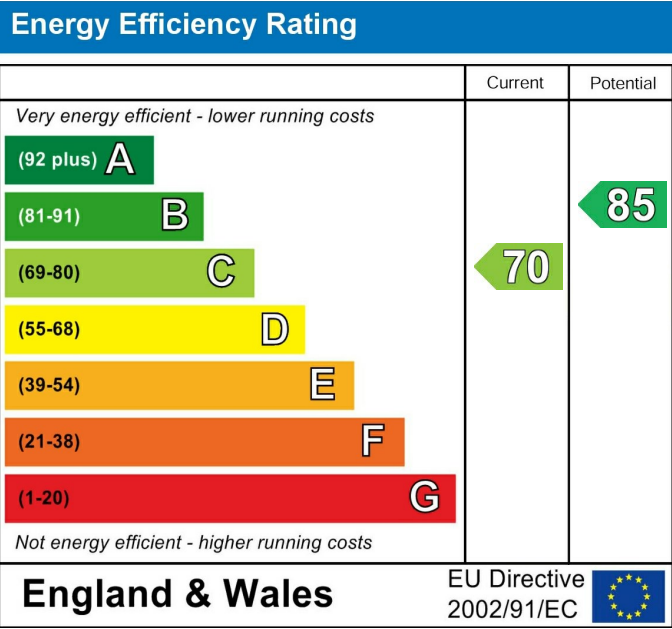
Staircase to top floor

Bedroom One
13'8" x 11'5"

En Suite
7'9" x 5'6"

Garden

Workshop and Bar
18'0" x 10'0" - 7' x 5'9"



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.





