

### Thinking of Selling?

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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**Offered with NO FORWARD CHAIN and situated just 0.3 miles to Abbey Wood Station is this 3 bedroom family home.**

**Upon entering you will be greeted by a spacious entrance hall with doors leading to the living room and kitchen/diner.**

**On the first floor you will find three bedrooms, shower room and separate WC.**

**Externally the property boasts both front and rear gardens.**

**The property is ideally located for Boxgrove Primary School, Sainsburys Supermarket, a number of bus links and Abbey Wood Station and The Elizabeth Line.**

ENTRANCE HALL

LIVING ROOM  
15'10 x 10'4

KITCHEN/DINER  
17'9 x 7'2

FIRST FLOOR LANDING

BEDROOM ONE  
14' x 9'6

BEDROOM TWO  
8'11 x 8'2

BEDROOM THREE  
10'3 x 7'2

SHOWER ROOM

WC

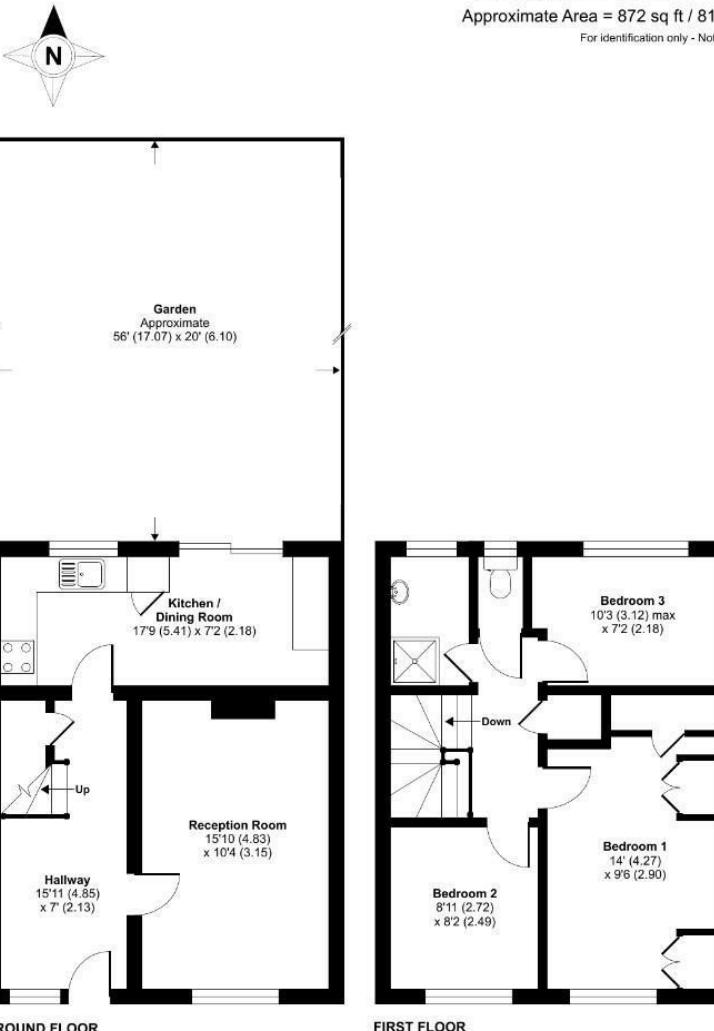
FRONT GARDEN

REAR GARDEN  
56' x 20'

## Boxgrove Road, SE2

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © niches.com 2023.  
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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.

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