



HUNTERS[®]

HERE TO GET *you* THERE

43 Overton Road, Abbey Wood, London, SE2 9SF

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Guide Price £375,000-£400,000

This much-loved family home is offered for sale and provides a fantastic opportunity for a purchaser seeking a well-located property with scope to modernise and personalise. The accommodation is arranged over two floors and includes two reception rooms on the ground floor, offering flexible living and dining space ideal for family life or entertaining. The kitchen and bathroom are also located on the ground floor, both of which would benefit from updating to suit contemporary tastes.

The ground floor also benefits from a useful lean-to/utility area, which is plumbed for a washing machine and provides direct access to the garden, offering practical additional space for laundry, storage or future enhancement.

On the first floor, the property offers three bedrooms, providing ample space for a growing family, home working or guest accommodation. Throughout the home there is clear potential to enhance and add value, making it an appealing prospect for buyers looking to create a long-term residence.

The property is particularly well positioned, being just 0.2 miles from Abbey Wood station, which offers excellent transport links via Thameslink, Southeastern services and the Elizabeth Line, making commuting into central London and beyond both quick and convenient. The area is well served by a variety of local amenities including reputable schools, everyday shopping facilities and a Sainsbury's supermarket, along with excellent bus connections. Additionally, the nearby Lesnes Abbey and its historic ruins provide attractive open green space, perfect for walks, recreation and enjoying the outdoors, further enhancing the appeal of this desirable location.

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Overton Road, London, SE2

Approximate Area = 807sq ft / 75 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: 1396305

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		
		71			
	33				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRANCE

LOUNGE

10'8 x 10'4

DINING ROOM

14'3 x 10'9

KITCHEN

7'10 x 6'1

BATHROOM

LEAN TO/CONSERVATORY

10'0 x 5'11

FIRST FLOOR LANDING

BEDROOM ONE

10'6 x 8'10

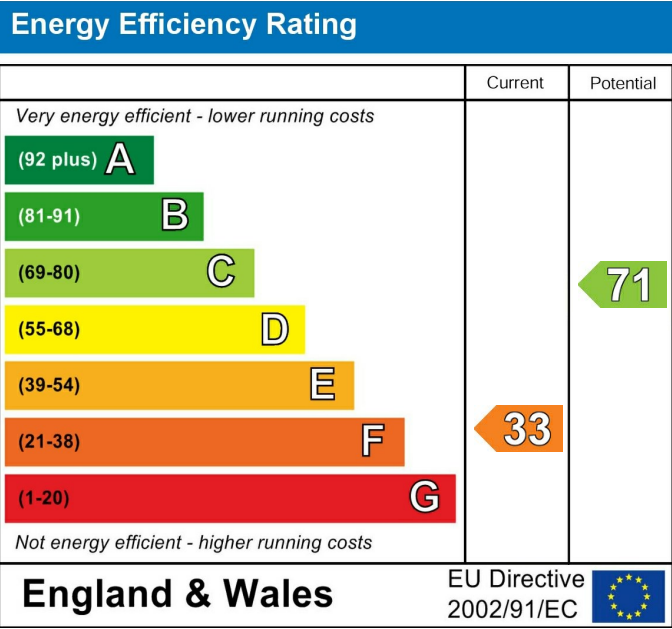
BEDROOM TWO

10'2 x 8'7

BEDROOM THREE

7'0 x 5'1

GARDEN



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.



