



ABBOTSWOOD  
CLOSE

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HERE TO GET *you* THERE

12 Abbotswood Close, Belvedere, DA17 5RN

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# 12 Abbotswood Close, Belvedere, DA17 5RN

Asking Price £525,000

Positioned on a corner plot in a highly desirable cul-de-sac on the Abbey Wood and Belvedere borders, this three-bedroom detached residence exudes comfort and charm. Recently redecorated and with new carpets, it offers a fresh, modern feel throughout. Upon entering, you're greeted by a spacious entrance hall, leading to an impressive, light-filled reception room. From here, doors open directly to the rear garden, creating a seamless indoor-outdoor flow—perfect for hosting gatherings or unwinding in the tranquil garden setting. The ground floor also benefits from a convenient WC, adding to the home's practicality.

Upstairs, three well-sized bedrooms provide ample space for family living, all served by a well-appointed family bathroom. The property offers generous parking options with a private driveway and an garage, along with convenient side access for added ease and flexibility.

Ideally located just 0.6 miles from Abbey Wood Station, you'll enjoy easy access to Southeastern and Thameslink services as well as The Elizabeth Line, making commuting a breeze. Local bus routes extend this connectivity to Thamesmead, Erith, Bexleyheath, and Sidcup.

With Lesnes Abbey Woods and the historic ruins nearby, as well as Abbey Wood Playground, this property provides the perfect blend of natural beauty, history, and convenience, making it a superb choice for families and professionals alike.

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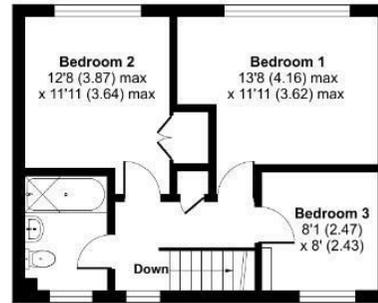
# Abbotswood Close, Belvedere, DA17

Approximate Area = 923 sq ft / 85.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1065 sq ft / 98.8 sq m

For identification only - Not to scale



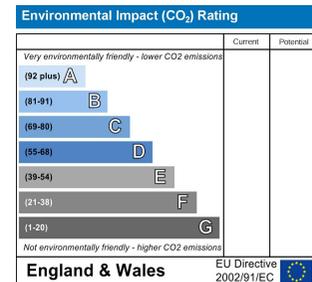
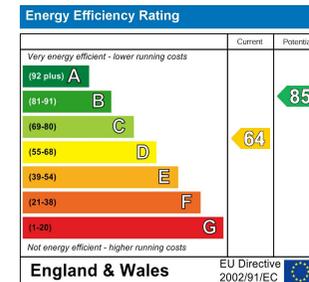
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevellyheath. REF: 1215149



**ENTRANCE HALL**

**GROUND FLOOR WC**

**LOUNGE/DINER**

24'0 x 12'0

**KITCHEN**

12'2 x 7'5

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'8 x 11'11

**BEDROOM TWO**

12'8 x 11'11

**BEDROOM THREE**

8'1 x 8'0

**BATHROOM**

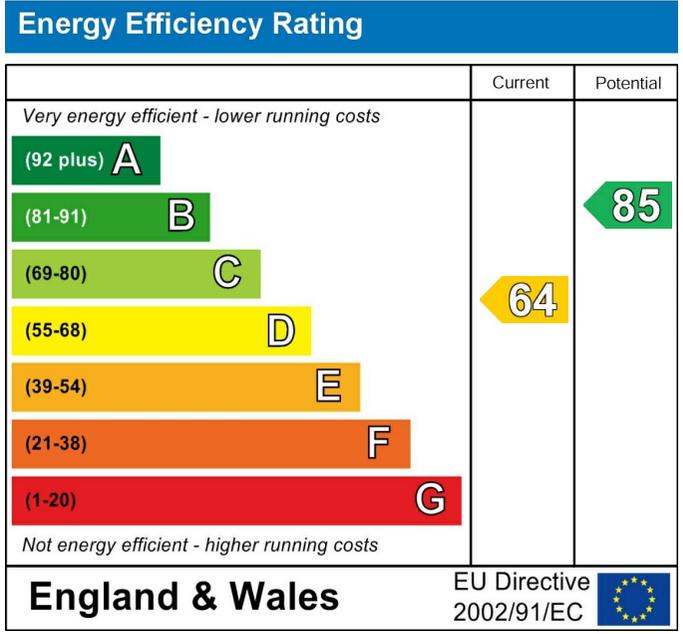
**GARDEN**

35'8 x 35'1

**GARAGE**

17'3 x 8'2

**DRIVEWAY**



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.







