



HUNTERS[®]

HERE TO GET *you* THERE

40 Brimpsfield Close, London, SE2 9LR

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Guide Price £450,000-£475,000

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The garden includes a block-paved patio and a seating spot at the far end, creating a perfect space for relaxation. The lounge is accessible either directly from the hallway or through the kitchen/diner, creating a fluid connection between living spaces that's ideal for both relaxation and entertaining. Additional ground floor amenities include a shower room, a practical pantry/utility cupboard, and the flexibility of a fourth bedroom.

Upstairs, a spacious landing leads to three well-proportioned bedrooms, along with the family bathroom, providing comfortable accommodation for the family.

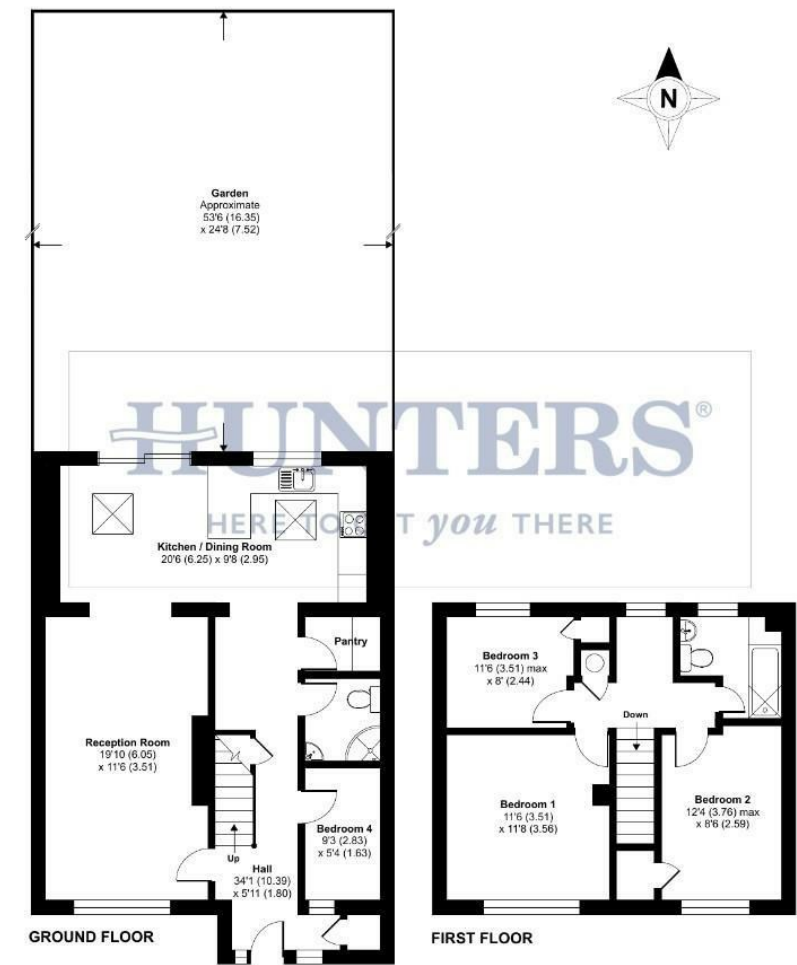
This home is ideally situated just 0.6 miles from Abbey Wood Station, with excellent transport options via Southeastern, Thameslink, and the Elizabeth Line, as well as convenient bus routes to Thamesmead, Woolwich, Charlton, Greenwich, Belvedere, and surrounding areas.

Nearby, highly regarded primary schools include De Lucy, Boxgrove, and St. Thomas A Becket, along with St. Paul's Academy for secondary education. Everyday conveniences are easily accessible with a Sainsbury's supermarket and nearby medical facilities. For outdoor leisure, the scenic Lesnes Abbey Woods and historic ruins are close by, offering an idyllic escape into nature right on your doorstep. This home combines spacious family living with superb access to local amenities and transport links.

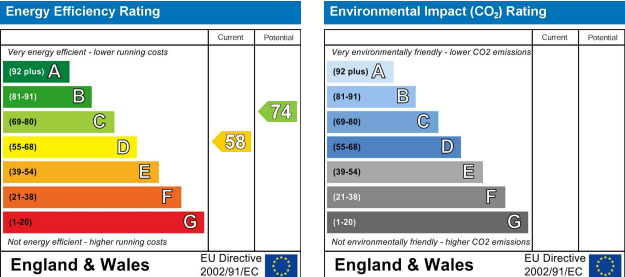
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Brimpsfield Close, London, SE2

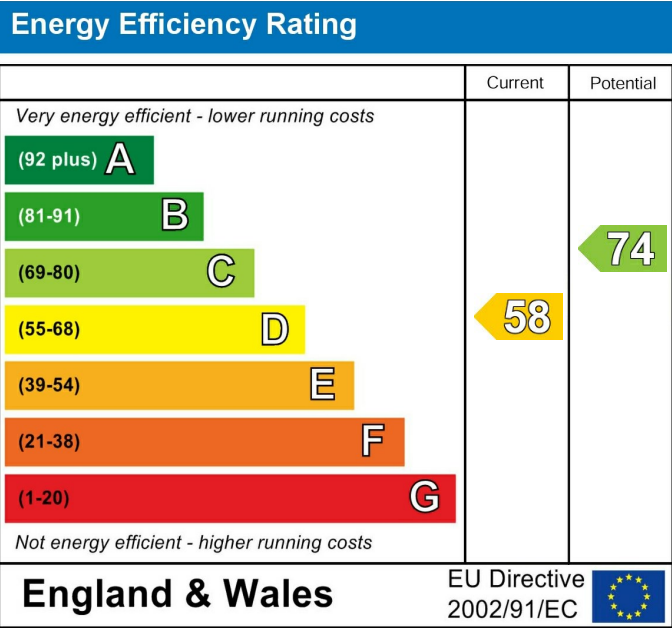
Approximate Area = 1214 sq ft / 112.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1215355



- ENTRANCE HALL
- PANTRY/UTILITY CUPBOARD
- GROUND FLOOR SHOWER ROOM
- LOUNGE
19'10 x 11'6
- KITCHEN DINER
20'6 x 9'8
- BEDROOM FOUR
9'3 x 5'4
- FIRST FLOOR LANDING
- BEDROOM ONE
11'6 x 11'8
- BEDROOM TWO
12'4 x 8'6
- BEDROOM THREE
11'6 x 8
- BATHROOM
- GARDEN
53'6 x 24'8



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.







