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HUNTERS[®]
HERE TO GET *you* THERE

42 Shieldhall Street, Abbey Wood, London, SE2 0LZ

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Asking Price £450,000

Presenting a delightful three-bedroom mid-terrace period family home, offered with no forward chain and situated in the highly desirable Co-op Estate. This charming property provides a well-balanced layout, beginning on the ground floor with an inviting lounge and dining area that offers ample space for family relaxation and gatherings. The adjacent kitchen is practical and functional, designed with daily family life in mind. A well-appointed family bathroom with a four-piece suite adds comfort and convenience, ensuring all needs are met.

Moving to the first floor, you'll find three well-proportioned bedrooms, each offering a comfortable setting and ample space.

The low-maintenance rear garden, complete with artificial grass, offers a peaceful outdoor retreat, ideal for easy upkeep and year-round enjoyment.

Perfectly located just 0.4 miles from Abbey Wood Station, this home offers exceptional transport links, including Southeastern, Thameslink, and the Elizabeth Line, ideal for swift connections across the city. Additionally, numerous nearby bus stops provide access to Woolwich, Charlton, Greenwich, Belvedere, Bexleyheath, and beyond, complemented by the Superloop Express service to Bromley. Families will also appreciate proximity to Alexander McLeod Primary School, while nature lovers will enjoy easy access to Lesnes Abbey Woods and the historic ruins, adding a touch of scenic beauty to the area. This property is an excellent opportunity to own a well-connected, characterful home in a sought-after neighbourhood.

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Shieldhall Street, London, SE2

Approximate Area = 964 sq ft / 89.5 sq m (excludes shed)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richbecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilleheath. REF: 1215407

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			82
		62	
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 HALL

LOUNGE/DINER

25'4 x 11'0

KITCHEN

11'2 x 9'1

LOBBY

BATHROOM

LANDING

BEDROOM ONE

14'2 x 11'3

BEDROOM TWO

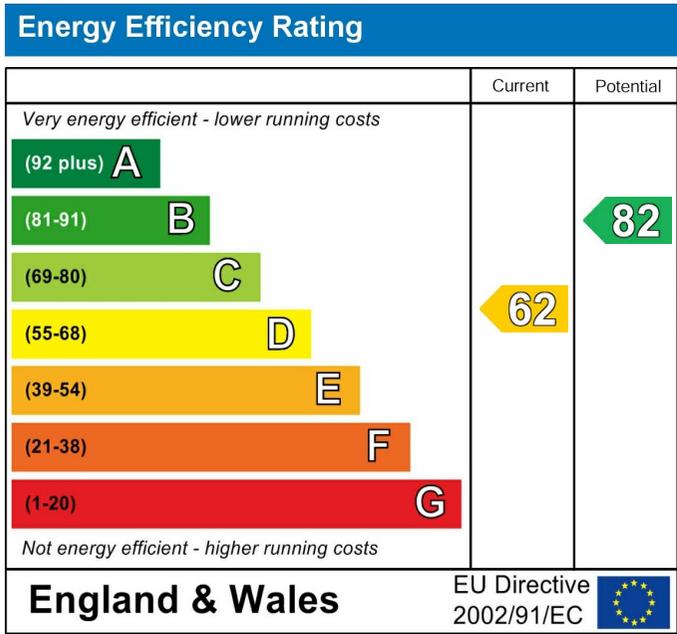
11'7 x 8'8

BEDROOM THREE

11'8 x 9'2

GARDEN

31'9 x 14'4



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.







