



Offers inxs of £600,000

Bostall Hill, Abbey Wood, SE2 0QX

Chattertons

EST 1893

You will be blown away by this superb Edwardian semi detached house with massive private driveway with lighting leading to a detached garage, protected by electric gates. The current owners have lived at the property for many years and have made many upgrades all in keeping with the glorious original period of when the house was built. The property has an abundance of space accentuated by the high ceilings. On the ground floor are 2 very large receptions both with dramatic bay windows, an extended modern kitchen with under floor heating whilst on the first floor are 4 bedrooms and 2 bathrooms, the 2 main bedrooms are very large. The property is decorated in light neutral colours and is ready for the next person to move in, unpack and start living. The rear and side garden are both well secluded offering a break from the hustle and bustle. The location is fantastic being just on the edge of Lesney Abbey Woods and only 20 minutes to the ground breaking Elizabeth Line. This house is stunning.



Stunning Edwardian house
Massive private driveway with electric gates
Detached Garage accessed from the driveway
2 large receptions with dramatic bays
4 bedrooms

Entrance Hall

Radiator with cover

Dining Room 16' 9" x 12' 0" (5.10m x 3.65m)

Double glazed window, dramatic double glazed bay to the side with huge recess, oak flooring, coving, centre rose, double doors to the lounge

Lounge 18' 0" x 11' 11" (5.48m x 3.63m)

Beautiful bay with French doors to the garden, 2 column radiators, oak flooring, fireplace, coving and centre rose

Kitchen Breakfast Room 16' 10" x 13' 9" (5.13m x 4.19m)

3 double glazed windows and door to the garden, fully fitted wall and base units with coriander work surface, enamel single drainer sink unit with mixer taps and 1.5 bowl, plumbing for washing machine, plumbing for dishwasher, space for ringmaster with extractor hood above, column radiator, vaillant combi boiler, tiled floor with under floor heating, vertical radiator

Stairs to the first floor

Access to the loft, carpet

2 bathrooms
Excellent condition
Beautiful kitchen with under floor heating
20 Minutes from Elizabeth Line
On the edge of a massive woods

Bedroom 114' 11" x 12' 1" (4.54m x 3.68m)

Double glazed window, column radiator, carpet

En Suite

Frosted window, shower, low level wc, wall hung wash hand basin with mixer taps, tiled walls and chrome radiator

Bedroom 2 14' 10" x 12' 0" (4.52m x 3.65m)

Dual aspect double glazed windows, column radiator, carpet

Bedroom 3 10' 3" x 7' 11" (3.12m x 2.41m)

Double glazed window, built in storage and concealed pull down bed, integrated desk, radiator, wood flooring

Bedroom 4 8' 11" x 8' 0" (2.72m x 2.44m)

Frosted window, column radiator, carpet

Bathroom

Panelled bath with mixer taps and shower attachment, separate free standing shower, low level wc, wash hand basin with unit below, Amtico flooring, skylight window, extractor fan

Rear Garden 38' 3" x 10' 1" (11.65m x 3.07m)

Patio area and border with various plants

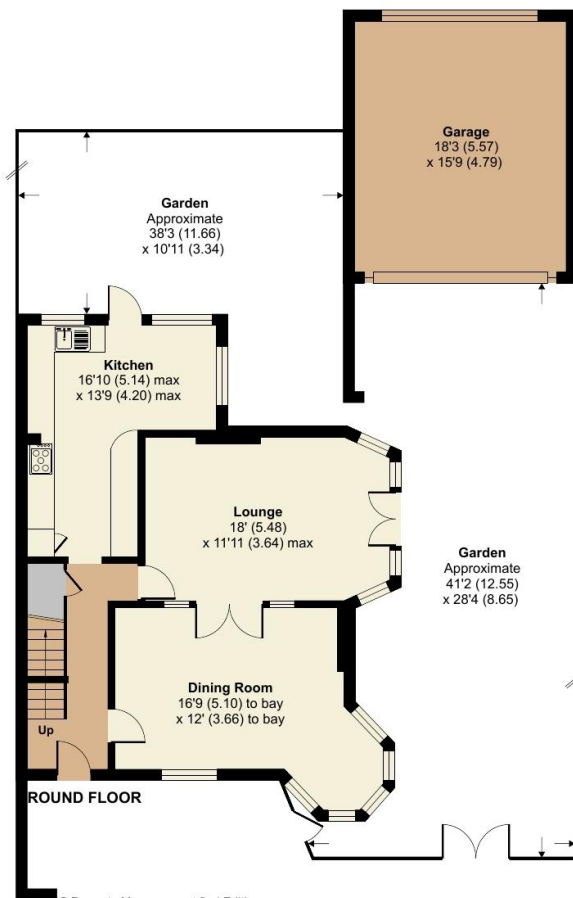
Side Garden 41' 2" x 28' 4" (12.54m x 8.63m)

Beautiful side garden accessed from the lounge, seating area, large cobble stone driveway with raised border, lighting and electric gates

Garage 18' 3" x 15' 9" (5.56m x 4.80m)

Access direct from the driveway with up and over door





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1234268

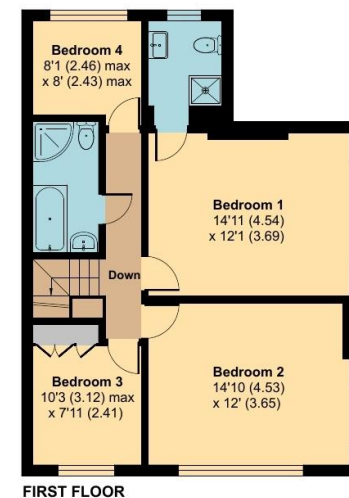
Bostall Hill, London, SE2

Approximate Area = 1402 sq ft / 130.2 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 1684 sq ft / 156.3 sq m

For identification only - Not to scale



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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