



HUNTERS[®]
HERE TO GET *you* THERE

33 Bastion Road, London, SE2 0RH

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Guide Price £475,000-£525,000

£475,000-£500,000 - Hunters are delighted to bring to the market this well presented bay fronted four bedroom family home offering a modern fitted kitchen, a loft room and a large outbuilding.

On the ground floor the property boasts a ground floor WC, a through lounge and a 25ft modern fitted kitchen and off of the first floor landing you will find four bedrooms and a modern shower room with stairs leading to a converted loft space.

Externally the property has an enclosed low maintenance, blocked paved rear garden with a decked seating area and a 25ft outbuilding which the current owners have partially converted in an annexe/studio with power/light and plumbing.

Additional points to note include a block paved drive to the front.

The property is within easy reach of transport links, schools and shops and must be seen to be appreciated. Call our sales team on 020 8311 1000 to arrange an internal inspection.

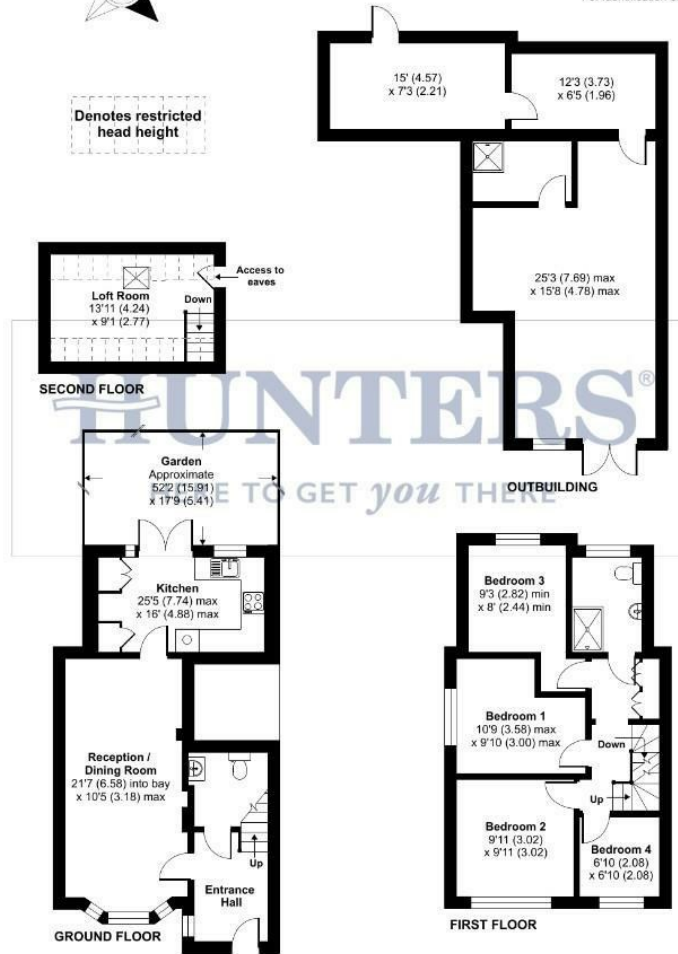
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Bastion Road, London, SE2

Approximate Area = 1002 sq ft / 93 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Outbuilding = 566 sq ft / 52.5 sq m
 Total = 1626 sq ft / 151 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richdcom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevleyheath. REF: 1087523

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			
		66	81
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

GROUND FLOOR WC

LOUNGE/DINING ROOM

21'7 x 10'5

KITCHEN

25'5 x 16'

FIRST FLOOR LANDING

BEDROOM ONE

9'3 x 8

BEDROOM TWO

10'9 x 9'10

BEDROOM THREE

9'11 x 9'11

BEDROOM FOUR

6'10 x 6'10

LOFT ROOM

13'11 x 9'1

OUTBUILDING

25'3 x 15'8

**ADDITION ROOM FORMING PART OF
OUTBUILDING**

12'3 x 6'5

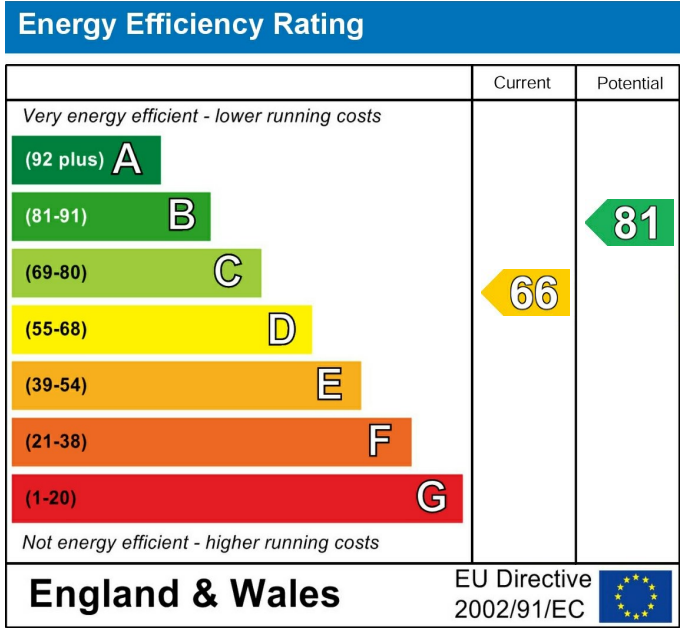
**ADDITIONAL ROOM FORMING PART OF
OUTBUILDING**

15 x 7.3

OFF ROAD PARKING

REAR GARDEN

52'2 x 17'9



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.





