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HERE TO GET you THERE
31 Bostall Lane, Abbey Wood, London, SE2 0NH

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Guide Price £525,000-£550,000

Situated on Bostall Lane, this delightful pre-1914 house offers a wonderful opportunity for both families and investors alike, although this home may require some tender loving care to reach its full potential it offers the following. Spanning an impressive 1,151 square feet, the property offers through lounge and second reception room, perfect for entertaining guests or enjoying family time. The three well-proportioned bedrooms provide ample space for a growing family, while the ground floor cloakroom and first floor bathroom ensure convenience for all.

The ground floor features a cloakroom and a functional kitchen, making daily living both practical and comfortable. The first-floor bathroom adds to the home's appeal, catering to the needs of a busy household. Outside, the garden presents a lovely space for relaxation and outdoor activities.

Situated conveniently close to Abbey Wood Station and the Elizabeth Line, commuting to central London is a breeze. Families will appreciate the proximity to local schools and amenities, ensuring that everything you need is within easy reach. Additionally, nearby parks offer a perfect setting for leisurely strolls and outdoor play.

This property is an ideal choice for those seeking a lovely family home or a sound investment opportunity in a vibrant area. With a little effort, this house can be transformed into a stunning residence that reflects your personal style. Don't miss the chance to make this charming property your own.

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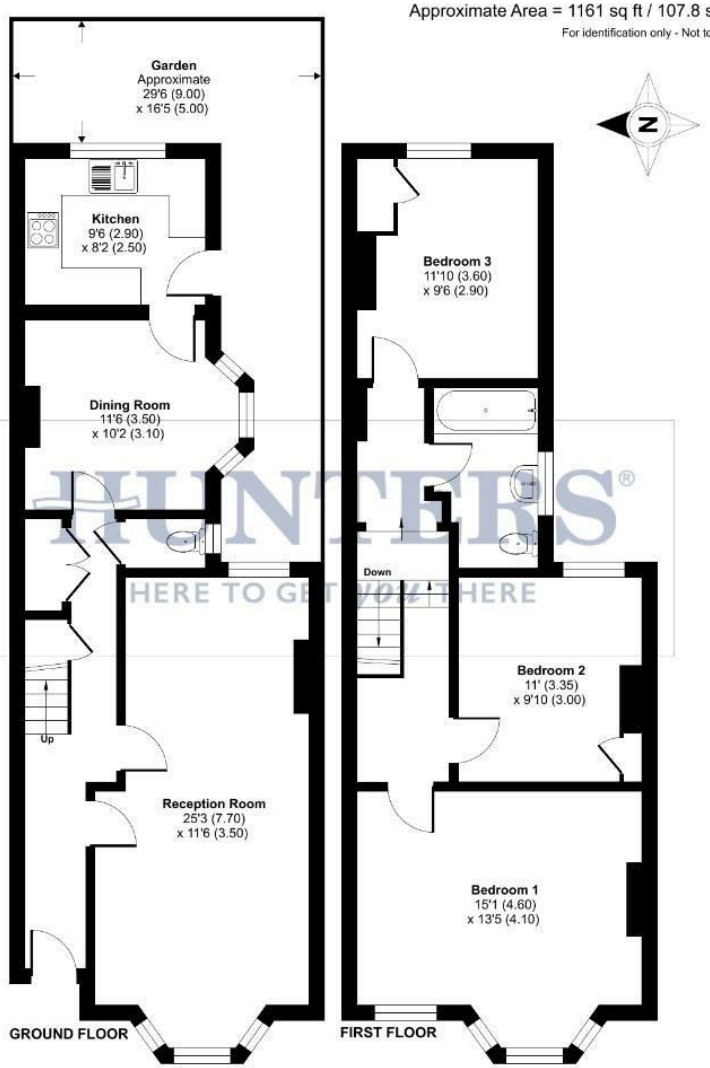
Bostall Lane, London, SE2

Approximate Area = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



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RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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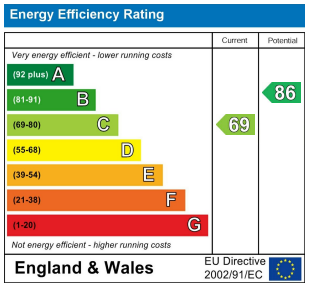
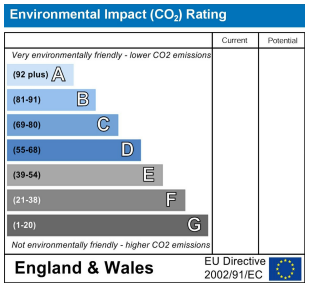




ENTRANCE HALL

GROUND FLOOR CLOAKROOM

THROUGH LOUNGE
25'3 x 11'6

3RD RECEPTION ROOM
11'6 x 10'2

KITCHEN
9'6 x 8'2

LANDING

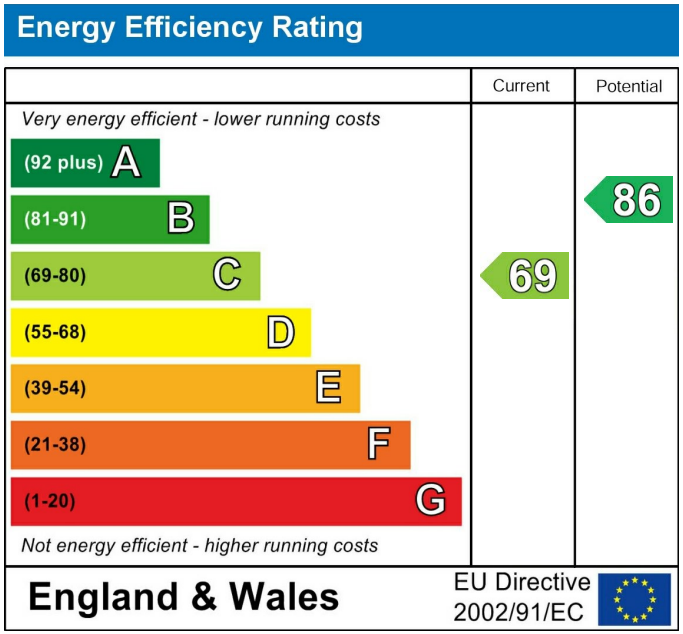
BEDROOM ONE
15'1 x 13'5

BEDROOM TWO
11' x 9'10

BEDROOM THREE
11'10 x 9'6

BATHROOM

GARDEN TO REAR



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.