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61/ Bostall Hill, London, SE2 0QX

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Guide Price £600,000-£625,000

A stunning period home offering spacious, light-filled accommodation in a sought-after location.

Set on a prominent corner plot, the property features a distinctive corner bay window, landscaped front and side gardens with low-maintenance planting, and a detached garage with courtesy door to the garden. Inside, period features including cornicing, picture rails, stained-glass windows, and fireplaces blend seamlessly with modern finishes.

The ground floor comprises a welcoming entrance hall, a versatile living room with bay window and working fireplace, and a generous lounge/diner ideal for entertaining, also with feature fireplace and shuttered bay window. The versatile living space could be adapted to create a bedroom if desired. The kitchen is fitted with integrated appliances including a 5-ring hob, double oven with microwave/grill, dishwasher, fridge/freezer, washer/dryer, Quooker tap, and underfloor heating, with a skylight filling the room with natural light and views over the rear garden. A convenient ground-floor WC complete the layout.

Upstairs, there are two double bedrooms, a further bedroom with built-in storage, and a modern bathroom with vanity unit, WC, underfloor heating and bath with shower. There is potential to convert the loft to create a master suite, subject to planning permission.

The rear garden features a decked seating area, lawn, and mature borders, while the detached garage offers off-street parking, storage, or conversion potential.

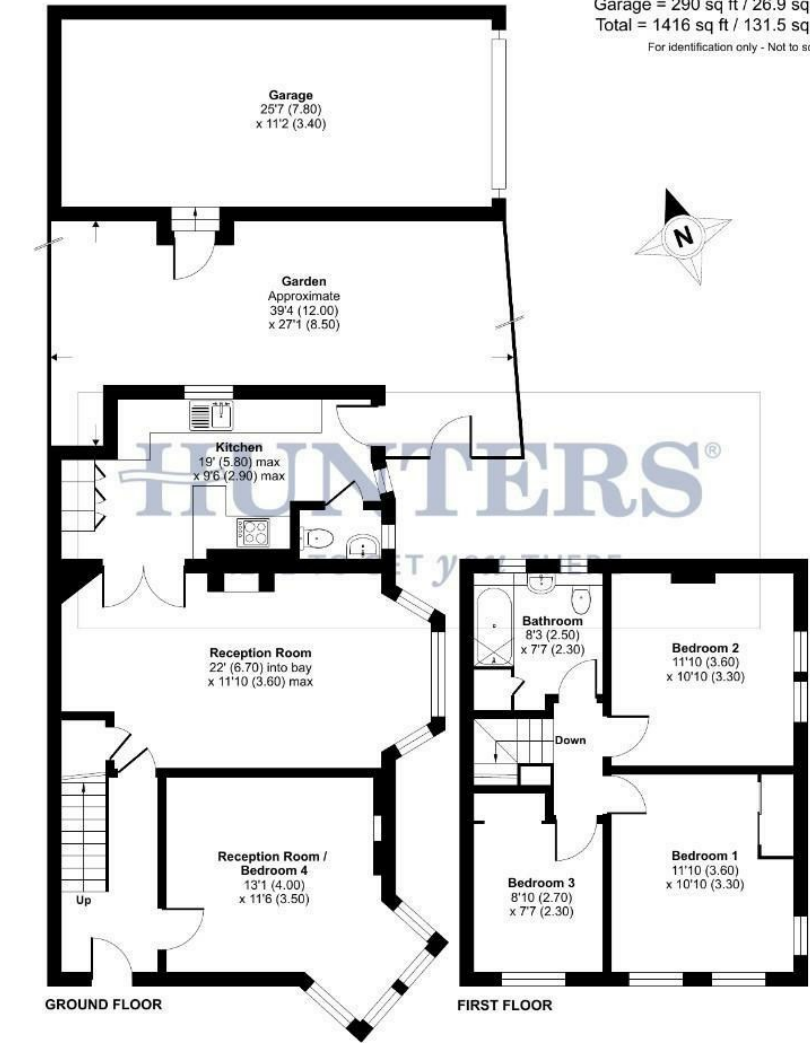
0.9 miles from Abbey Wood Station, residents enjoy excellent transport links, with Thameslink and Southeastern services alongside the Elizabeth Line providing fast access across London. Local bus routes add convenience, and families benefit from nearby schools including Alexander McLeod and Bannockburn Primary.

Perfect for families or commuters, this property combines versatile living, excellent transport links, local amenities, a corner plot, and a detached garage with garden access.

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Bostall Hill, London, SE2

Approximate Area = 1126 sq ft / 104.6 sq m
Garage = 290 sq ft / 26.9 sq m
Total = 1416 sq ft / 131.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1343810

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		
England & Wales	EU Directive 2002/91/EC	78

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

BEDROOM FOUR / RECEPTION

13'1" x 11'5"

DINING ROOM

21'11" x 11'9"

KITCHEN/BREAKFAST ROOM

19'0" x 9'6"

WC

FIRST FLOOR LANDING

BEDROOM ONE

11'9" x 10'9"

BEDROOM TWO

11'9" x 10'9"

BEDROOM THREE

8'10" x 7'6"

BATHROOM

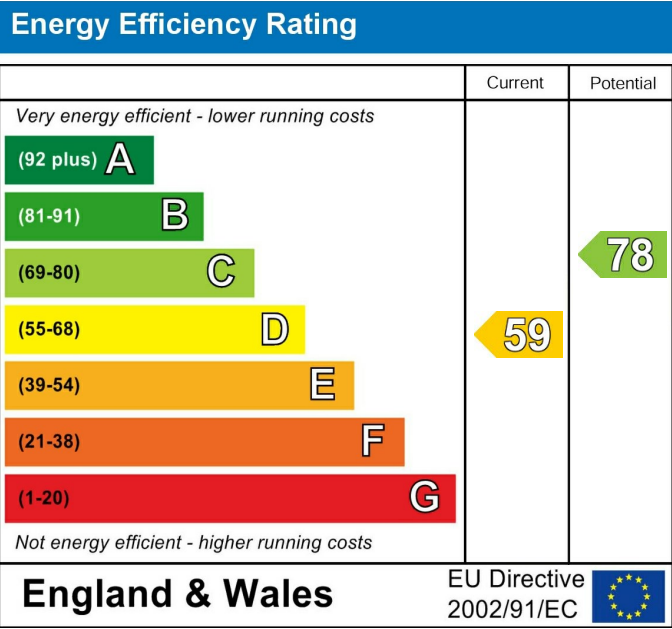
8'2" x 7'6"

REAR GARDEN

39'4" x 27'10"

GARAGE

25'7" x 11'1"



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.









