



HUNTERS®

HERE TO GET *you* THERE

33 Bastion Road, Abbey Wood, SE2 0RH

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Guide Price £550,000-£600,000

Hunters are delighted to present to the market this spacious bay-fronted four-bedroom family home, offering an exceptional combination of generous living accommodation, a versatile loft room, and an impressive outbuilding with annexe/studio potential. Upon entering the property, you are welcomed into the entrance hall leading to a spacious through lounge, providing an ideal setting for both everyday family life and entertaining guests. The heart of the home is undoubtedly the 25ft modern fitted kitchen, thoughtfully designed with an excellent range of wall and base units, generous worktop space making it perfect for busy family living. A convenient ground floor WC completes the accommodation on this level.

The first floor offers four bedrooms, each providing flexible space for growing families, home working, or guest accommodation. A shower room serves the bedrooms, while stairs from the landing lead to a the loft space.

Externally, the property continues to impress. The enclosed rear garden has been designed with low maintenance in mind, featuring block paving and a raised decked seating area that provides the perfect space for outdoor dining, entertaining, or simply relaxing. To the rear of the garden is a substantial 25ft outbuilding, which has been partially converted by the current owners into a self-contained annexe/studio space. Benefiting from power, lighting, and plumbing, this versatile building offers a wide range of potential uses, including a home office, gym, studio, treatment room, or independent living space, subject to any necessary consents.

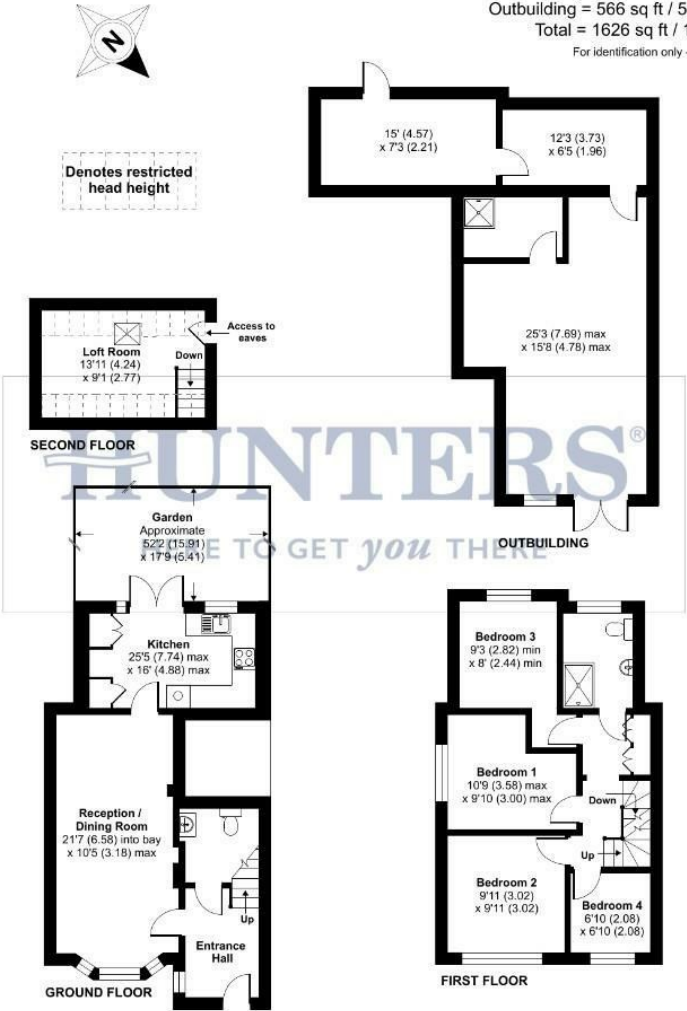
To the front, the property benefits from a block-paved driveway, providing convenient off-street parking and enhancing the property's attractive kerb appeal.

Ideally situated within easy reach of a wide range of local amenities, including well-regarded schools, shops, and excellent transport links, this superb family home offers both convenience and versatility in equal m

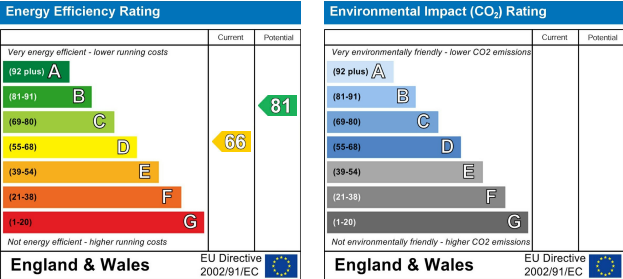
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Bastion Road, London, SE2

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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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

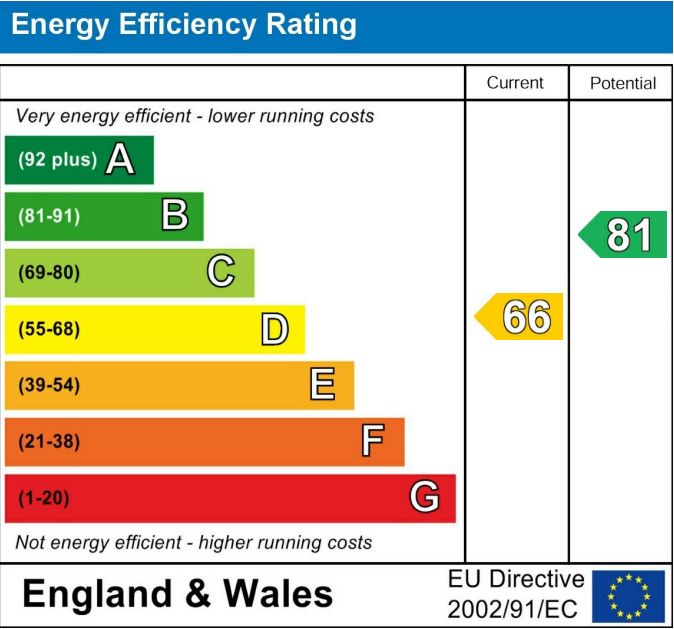
**ADDITIONAL ROOM FORMING PART OF
OUTBUILDING**

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.





