



HUNTERS[®]

HERE TO GET *you* THERE

63 Wickham Lane, Abbey Wood, SE2 0XL

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Guide Price £475,000-£500,000

A charming four-bedroom period terraced family home offering generous living accommodation and a practical layout ideally suited to growing families, first-time buyers and investors alike.

Arranged over three floors, the property offers a welcoming feel throughout. The ground floor comprises a spacious through lounge, providing versatile living and dining areas ideal for everyday family life and entertaining, alongside a family bathroom with a four-piece suite and a separate WC.

The lower ground floor features two double bedrooms and a fitted kitchen with ample storage and workspace, benefiting from access to the rear garden. The first floor offers a further two double bedrooms providing flexible accommodation for families, guests or those working from home.

Externally, the property benefits from an enclosed rear garden providing a private outdoor space ideal for relaxing, entertaining or enjoying time with family and friends.

The location is particularly appealing with excellent transport links nearby. Abbey Wood Station, approximately 1.3 miles away provides access to the Elizabeth line offering fast and convenient connections to Central London and beyond. Plumstead Station is also within easy reach, approximately one mile away. The property is conveniently positioned close to the High Street, local shops, schools and regular bus services, ensuring a range of everyday amenities are readily accessible.

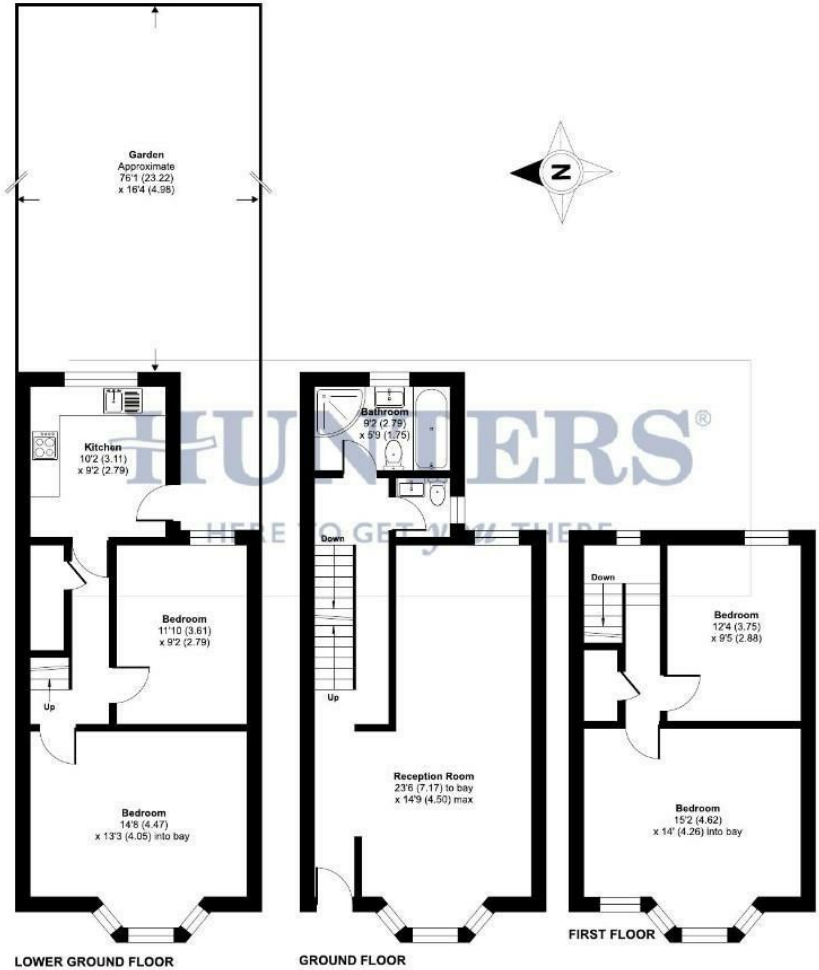
Offering generous accommodation, period character and convenient transport links, this property represents an excellent opportunity to acquire a family home in a popular and well-connected residential area.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

Wickham Lane, London, SE2

Approximate Area = 1279 sq ft / 118.8 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 2026. Produced for Hunters Kent Ltd - Abbeywood & Boxleyheath. REF: 1534844

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(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

STAIRS TO LOWER GROUND LEVEL

BEDROOM/RECEPTION ROOM

11'10 x 9'2

BEDROOM

14'8 x 13'3

KITCHEN

10'2 x 9'2

GROUND FLOOR

RECEPTION ROOM

23'6 x 14'9

BATHROOM

9'2 x 5'9

WC

FIRST FLOOR LANDING

BEDROOM

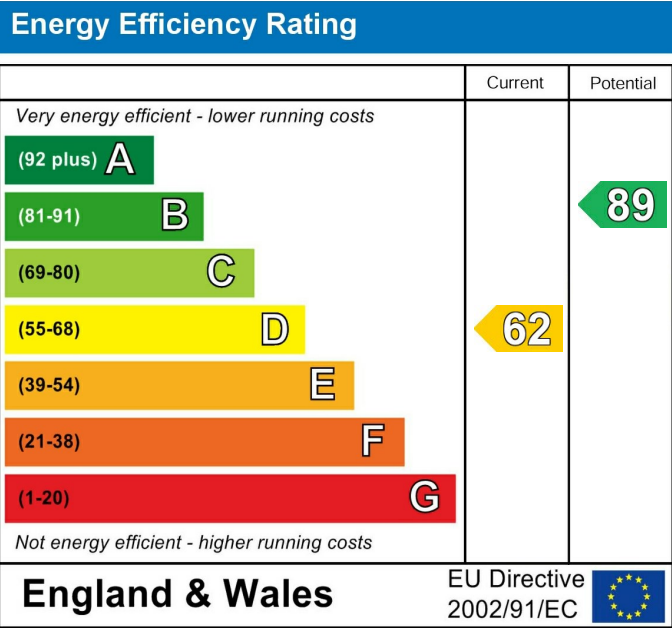
15'2 x 14'0

BEDROOM

12'4 x 9'5

GARDEN

76'1 x 16'4



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.

