



HUNTERS®
HERE TO GET *you* THERE

82 Wickham Lane, Abbey Wood, Greater London, SE2 0XN

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Guide Price £450,000

GUIDE PRICE £450,000-£475,000 - A well-presented and charming three-bedroom period terraced family home, offering generous living space and a practical layout, ideal for growing families or first-time buyers alike.

The property retains a welcoming feel throughout and is arranged over two floors. Upon entering, you are greeted by two separate reception rooms, providing flexible living and dining areas perfect for both everyday family life and entertaining guests. To the rear, there is a fitted kitchen offering ample storage and workspace, with access to the garden. The ground floor is further complemented by a conveniently located WC.

Upstairs, the first floor comprises three well-proportioned bedrooms, all offering good natural light, along with a family bathroom serving the upper level. The property is in good overall condition, allowing purchasers the opportunity to move straight in while still offering scope for modernisation and personalisation over time.

Externally, the home benefits from an enclosed rear garden, providing a private outdoor space, ideal for children, pets, or summer gatherings.

The location is particularly appealing, with excellent transport connections nearby. Abbey Wood Station, approximately 1.3 miles away, provides access to the Elizabeth Line, offering fast and direct routes into Central London and beyond. Plumstead Station is also within easy reach at around 1 mile. The property is conveniently positioned close to the High Street, local shops, schools, and regular bus services, ensuring all daily amenities are within easy reach.

This property represents a fantastic opportunity to acquire a characterful home in a well-connected and popular residential area.

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Wickham Lane, London, SE2

Approximate Area = 1126 sq ft / 104.6 sq m
For identification only - Not to scale



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		
	67	77
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

RECEPTION ROOM

14'5 x 11'10

DINING ROOM

12'2 x 9'10

GROUND FLOOR WC

KITCHEN

13'2 x 9'2

FIRST FLOOR LANDING

BEDROOM ONE

15'2 x 14'5

BEDROOM TWO

12'0 x 9'10

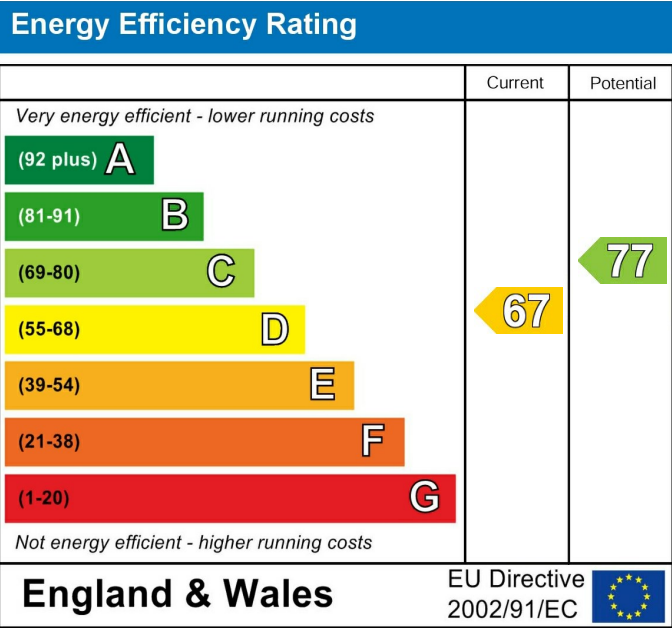
BEDROOM THREE

9'3 x 8'7

BATHROOM

GARDEN

24'11 x 9'2



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.









