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52 Bostall Hill, London, SE2 0QY

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Guide Price £550,000

This beautifully presented extended family home combines modern style with traditional charm, creating a warm and welcoming living space in a sought-after location. From the moment you arrive, the property makes a striking impression with its smart imprinted concrete driveway, offering both practicality and kerb appeal.

Inside, the home has been thoughtfully designed for contemporary family living. The hallway is warm and inviting, setting the tone for the rest of the property. The ground floor features a stylish shower room and a beautifully extended kitchen and dining area, which forms the heart of the home. This bright, spacious room is ideal for entertaining or enjoying family meals, with its seamless flow to the garden beyond. Carefully chosen finishes enhance the sense of quality, including elegant herringbone flooring in selected areas. Original features have been retained, adding character while blending effortlessly with modern updates. Upstairs, three well-proportioned bedrooms are complemented by a sleek family bathroom. A paddle staircase leads to a floored and lined loft space, providing valuable storage or versatile use.

The outdoor spaces are equally well considered. To the rear, the garden offers a peaceful retreat, enhanced by the picturesque backdrop of Bostall Woods, creating a tranquil and attractive setting.

The location adds further appeal. Just 0.9 miles from Abbey Wood Station, residents enjoy excellent transport links, with Thameslink and Southeastern services alongside the Elizabeth Line providing fast and direct access across London and beyond. Local bus routes add convenience, while families will appreciate the proximity of well-regarded schools, including Alexander McLeod and Bannockburn Primary.

This home combines stylish interiors, generous living space, strong connectivity, and a desirable setting beside Bostall Woods - making it an outstanding choice for modern family living.

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# Bostall Hill, London, SE2



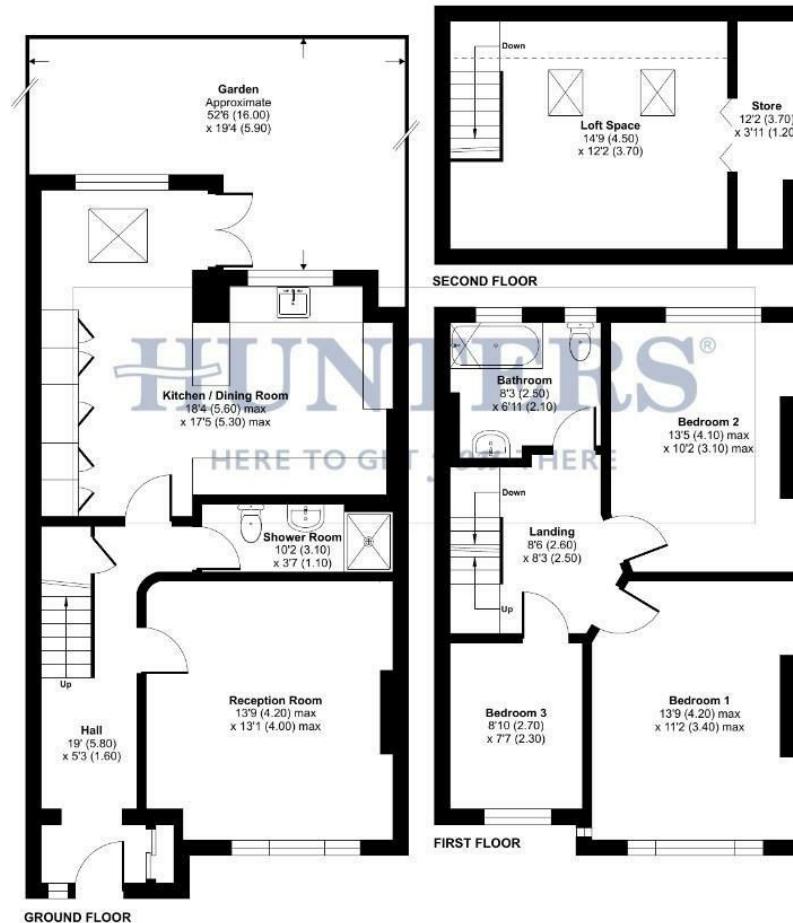
Denotes restricted head height

Approximate Area = 1268 sq ft / 117.8 sq m

Limited Use Area(s) = 72 sq ft / 6.7 sq m

Total = 1340 sq ft / 124.4 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). © nchecom 2025. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1346147

## 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		
	80	
	58	
EU Directive 2002/91/EC		
England & Wales		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**ENTRANCE HALL**

19'0" x 5'2"

**LOUNGE**

13'9" x 13'1"

**KITCHEN/DINER**

18'4" x 17'4"

**GROUND FLOOR SHOWER ROOM**

10'2" x 3'7"

**LANDING**

8'6" x 8'2"

**BEDROOM ONE**

13'9" x 11'1"

**BEDROOM TWO**

13'5" x 10'2"

**BEDROOM THREE**

8'10" x 7'6"

**LOFT SPACE**

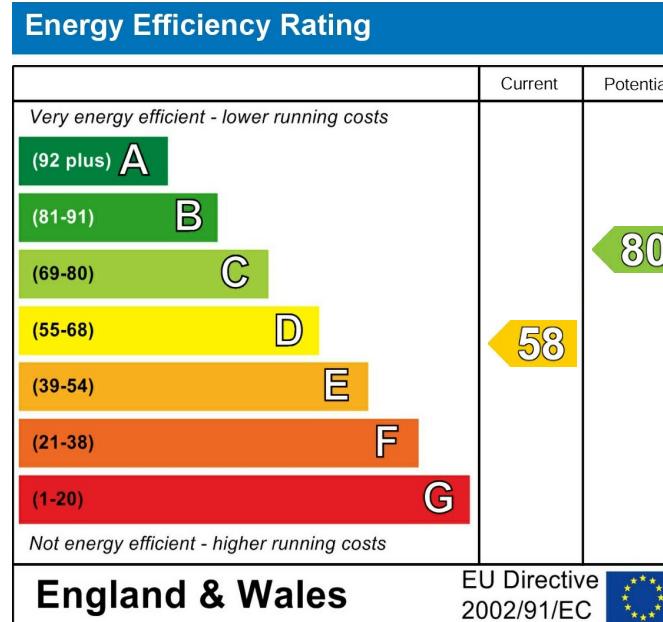
14'9" x 12'1"

**BATHROOM**

8'2" x 6'10"

**GARDEN**

52'5" x 19'4"

**OFF ROAD PARKING**

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.



