



Wickham Lane | Abbey Wood, SE2 0XL



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Guide Price £475,000 to £500,000 Freehold

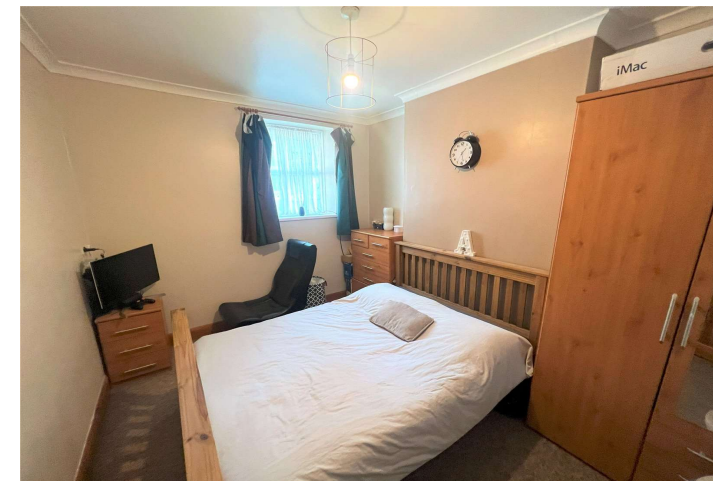
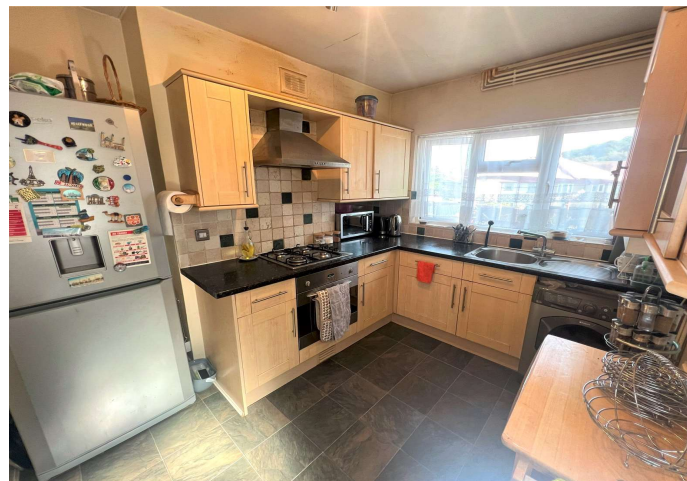
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## Wickham Lane, Abbey Wood

Set over three floors and offering flexible living accommodation for a growing family, is this four bedroom period style house. Conveniently located for mainline stations, schools and amenities.

### Property Features

- Council Tax: C
- EPC Rating: D
- Four Bedrooms
- Two Toilets
- Modern Four Piece Bathroom
- Fitted Kitchen
- Good Sized Garden
- Convenient Location



## Interior

**Storm Porch:** Entrance door to front.

### Ground Floor:

**Entrance Hall:** Wooden flooring. Open plan to Through lounge. Stairs to first and lower ground floor. Access to 2nd loft.

**Through Lounge/Dining Room:** 7.82m (25'8") x 3.48m (11'5") narrowing to 2.8m (9'2") Double glazed bay window. Double glazed window. Wooden flooring.

**Ground Floor Cloakroom/WC:** Fitted with a white two piece suite comprising of a low level WC and a wash hand basin. Wooden flooring. Part tiled walls. Opaque double glazed window.

**Bathroom:** Fitted with a white four piece suite comprising of a low level WC, panelled bath with shower attachment, shower cubicle and a pedestal wash hand basin, Wooden flooring. Tiled walls. Opaque double glazed window. Chrome style towel rail.

### Lower Ground Floor:

**Inner Hall:** Cupboard. Wooden flooring.

**Bedroom 4:** 4.47m (14'8") x 4.04m (13'3") into bay (**Currently used as a living room**). Double glazed window. Wooden flooring.

**Kitchen/Breakfast Room:** Fitted with a range of modern wall and base units with complementary work surfaces. Integrated oven and hob with filter hood. Space for appliances. Cupboard housing boiler. Tiled flooring. Part tiled walls. Double glazed window. Door to rear.

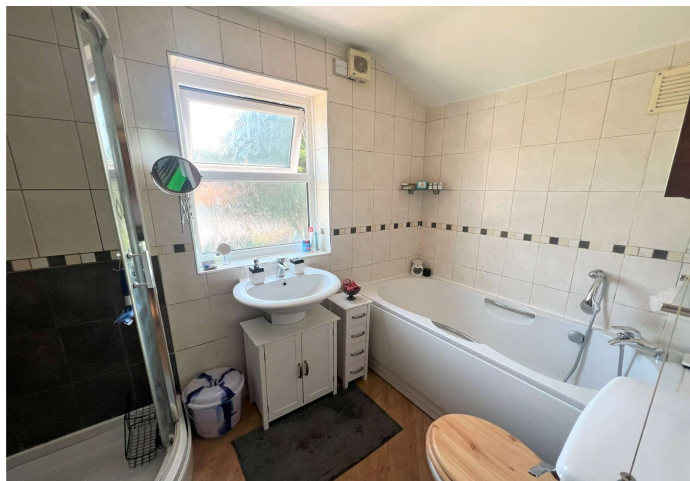
**Bedroom 3:** 2.82m x 2.41m (9'3" x 7'11") Double glazed window. Carpet as fitted.

### Top Floor:

**Landing:** Double glazed bay window. Wooden flooring. Access to loft.

**Bedroom 1:** 4.6m x 4.27m (15'1" x 14') Double glazed bay window. Wooden flooring.

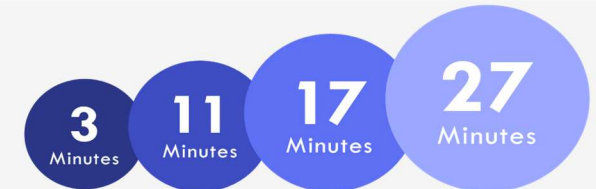
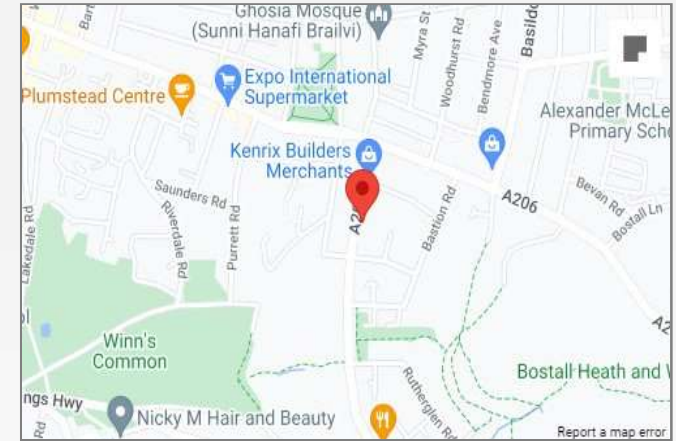
**Bedroom 2:** 3.89m x 2.87m (12'9" x 9'5") Double glazed window. Carpet as fitted.





## Property Location

Wickham Lane, Abbey Wood, SE2 0XL



Elizabeth Line to Woolwich

Elizabeth Line to Canary Wharf

Elizabeth Line to Liverpool Street

Abbey Wood to London Bridge

\*All distances from Abbey Wood Mainline station.

## Exterior

**Garden:** A generously sized garden mainly laid to lawn with decking area and pond. Shed to remain. (Electricity outlets on decking).

## Additional Information

Abbey Wood, named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178 has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks.

The opening of the Elizabeth Line has resulted in a dramatic increase in demand for properties in this area.

FOR MORE INFORMATION  
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