



HUNTERS[®]
HERE TO GET *you* THERE

79 Bostall Lane, Abbey Wood, London, SE2 0JX

HUNTERS
HERE TO GET *you* THERE

79 Bostall Lane, Abbey Wood, London, SE2 0JX

Guide Price £450,000-£475,000

Well presented three-bedroom period terraced family home offered for sale with no onward chain. The ground floor offers a spacious through lounge, enhanced by a large box bay window at the front and sliding patio doors at the rear that open directly onto the garden, creating a bright and airy living space. The adjoining kitchen is well-appointed and also provides direct access to the rear garden, adding to the home's practicality and flow.

Original stripped wood flooring adds warmth and character, while recent redecoration gives the interior a fresh, welcoming feel. The rear garden offers a peaceful escape with a patio seating area, ideal for enjoying outdoor dining or relaxing in the sunshine.

Perfectly located for families, the property is within easy reach of Alexander McLeod Primary School, currently rated 'Outstanding' by Ofsted. Local shops are just a short walk away, and Abbey Wood Station—only 0.6 miles from the property—offers convenient access to Thameslink and Southeastern services, as well as the high-speed Elizabeth Line.

Nature and recreation are just around the corner, with Bostall Woods and Lesnes Abbey Woods and Ruins providing picturesque green spaces. Bostall Gardens, a central point for the local community, offers an outdoor gym, basketball court, children's playground, and two tennis courts.

This is a charming and practical home in a well-connected location, ideal for families and commuters alike.

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

For identification only - Not to scale



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC

England & Wales

ENTRANCE HALL

THROUGH LOUNGE

26'10 x 11'3

KITCHEN

8'10 x 6'4

FIRST FLOOR LANDING

BEDROOM ONE

11'9 x 9'7

BEDROOM TWO

11'10 x 9'7

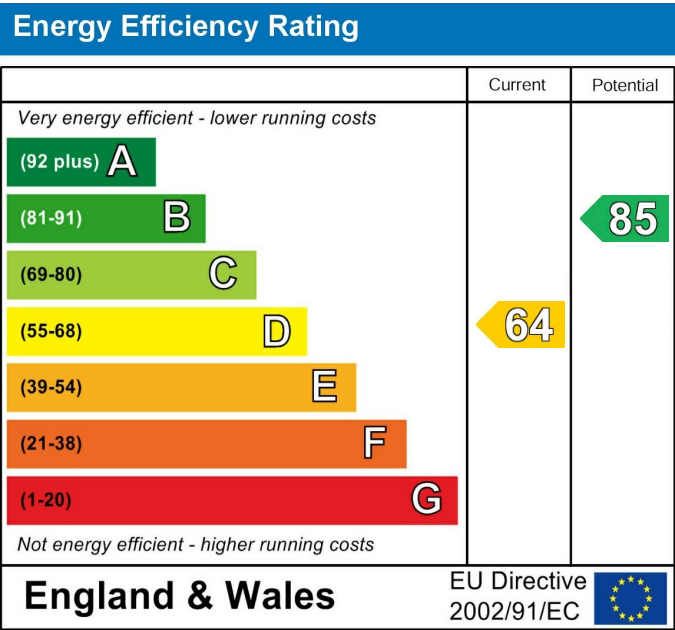
BEDROOM THREE

8'11 x 6'9

BATHROOM

GARDEN

49'3 x 17'11



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.









