



**HUNTERS**<sup>®</sup>  
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4 Sladedale Road, Plumstead, SE18 1PY

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Offers In Excess Of £365,000-£390,000

NO CHAIN - CLOSE TO PLUMSTEAD COMMON - This well presented two-bedroom PERIOD COTTAGE is arranged over three floors and occupies a popular residential road leading towards Plumstead and Winn's Common. Tastefully updated whilst retaining its cottage feel, the property offers well-planned accommodation ideally suited to first-time buyers, professionals or those looking to downsize.

Conveniently located within easy reach of Plumstead High Street, the property benefits from a range of local shops, amenities and excellent transport links. It is also ideally positioned close to Winn's Common, including the popular Winn's Common Playground, providing excellent outdoor space for families and recreation. Well-regarded schools nearby include Conway Primary School, South Rise Primary School, Bannockburn Primary School and Plumstead Manor School.

The accommodation comprises a welcoming double-aspect lounge, flooded with natural light and featuring a charming cast iron log burner, creating a cosy focal point. There is a fully fitted kitchen offering a good range of storage and worktop space, with direct access to a mature courtyard garden. Thoughtfully planted with ESTABLISHED GRAPE VINES, raised planters and mature shrubs, the garden provides a private and attractive outdoor space.

Upstairs are two bedrooms, with the second bedroom benefiting from access to a versatile loft area. Cleverly designed storage can also be found throughout the property, making excellent use of the available space.

Additional benefits include double glazing, gas central heating, plantation shutters, newly fitted carpets and fresh decoration throughout, allowing the new owner to move straight in and enjoy this delightful character home.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
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Sladedale Road, London, SE18

Approximate Area = 668 sq ft / 62 sq m

Loft Space = 118 sq ft / 11 sq m

Total = 786 sq ft / 73 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 & Bexleyheath. REF: 1493187

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 63                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**LOUNGE AREA**

12'6 x 10'2

**DINING AREA**

10'11 x 9'7

**KITCHEN**

12'8 x 10'9

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'6 x 10'4

**BEDROOM TWO**

9'6 x 6'9

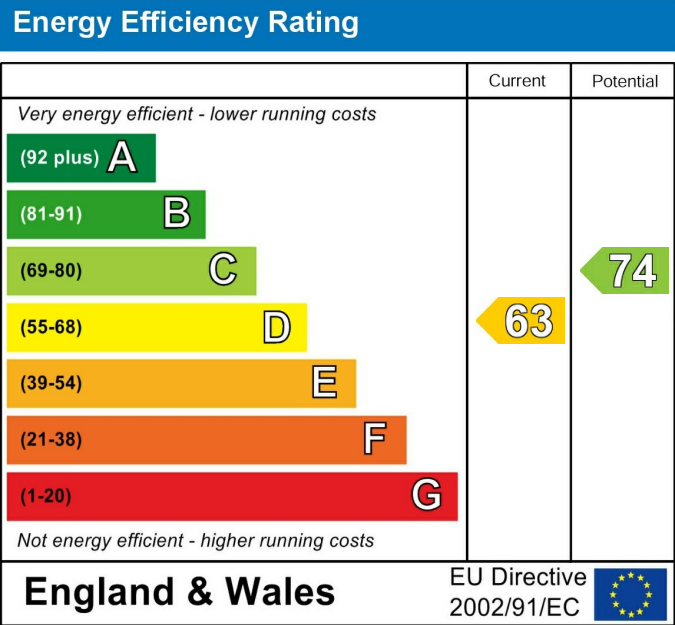
**BATHROOM**

**LOFT SPACE**

12'0 x 9'10

**COURTYARD GARDEN**

16'5 x 13'1



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.





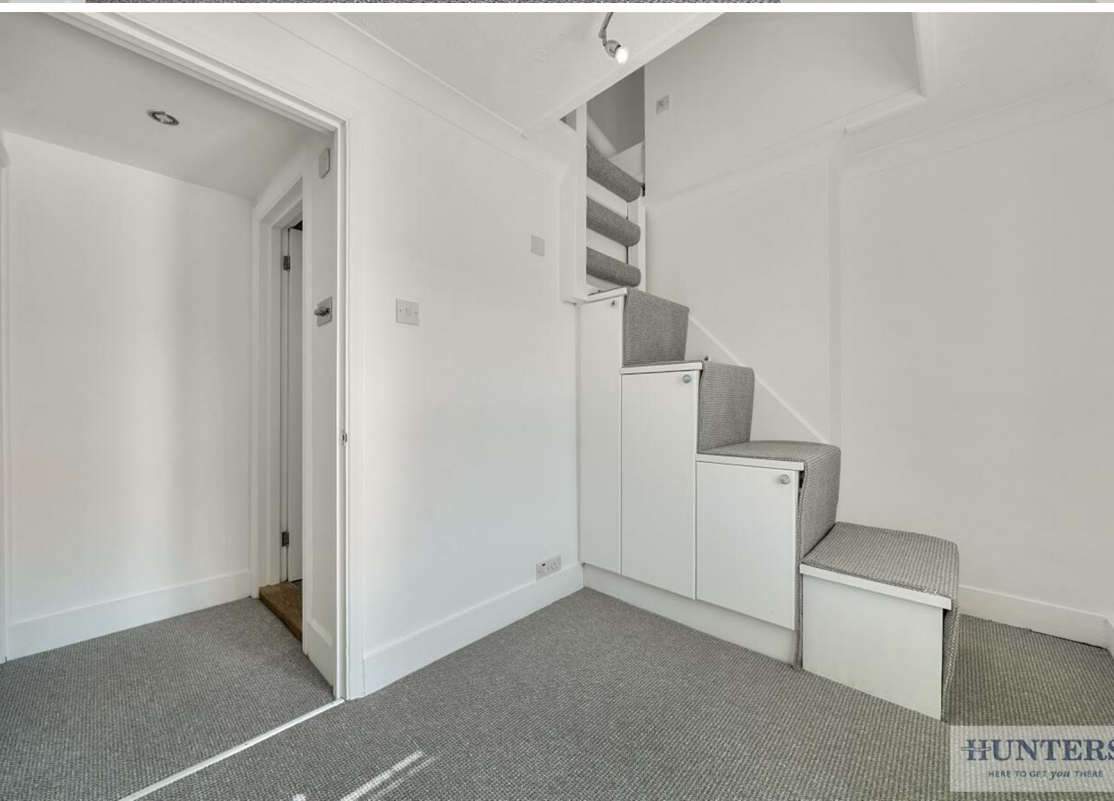




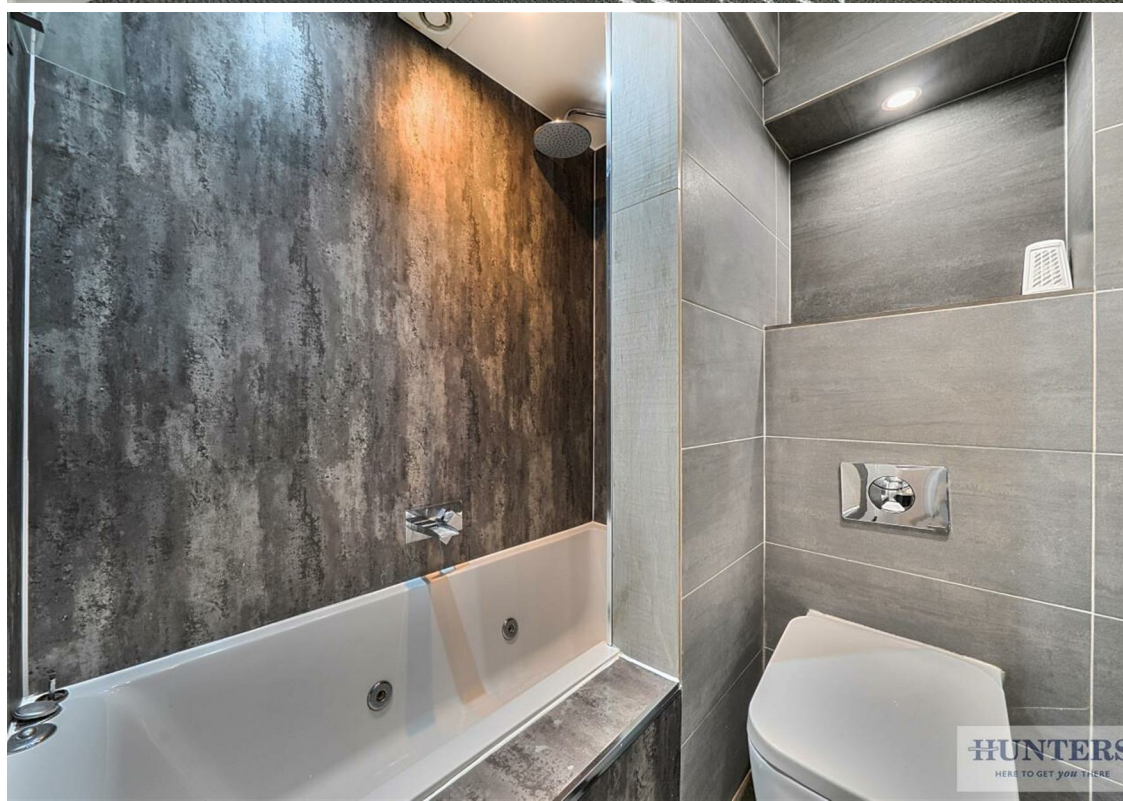
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