



**HUNTERS®**

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196 Wickham Lane, London, SE2 0XR

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Guide Price £400,000-£425,000

This charming period mid-terrace family home, situated on the Abbey Wood/Welling borders captures the elegance of its era, with high ceilings and some original features that create an inviting atmosphere throughout. The ground floor unfolds with a welcoming lounge and dining area, perfect for both family gatherings and quiet evenings in and a conveniently located WC, ideal for guests and family use. The kitchen/breakfast room, with its convenient access to a lean-to, used by the current owners as a home/office, offers an ideal space for relaxed dining or morning coffee.

Upstairs, the split-level landing leads to a spacious layout, featuring a large double bedroom that fills with natural light, a second double, and a good-sized single bedroom, versatile for use as a home office or nursery. The family bathroom is conveniently situated on this floor, serving the household with ease.

Outside, a tiered rear garden offers a lovely blend of mature landscaping, shaded by fruit trees. A serene seating area is perfect for alfresco dining or a peaceful retreat, with the added charm of woodland views at the back, providing privacy and a connection to nature.

Situated close to Bostall Woods, Willow Dene Primary School, and Plumstead High Street with its array of shops, this property is excellently located for convenient family living. Transport links are robust, with nearby bus services connecting to Welling, Bexleyheath, Bluewater, Woolwich Station for the Elizabeth Line and Woolwich Arsenal for Southeastern and DLR routes. Abbey Wood Station is also just 1.4 miles away, offering access to Southeastern, Thameslink, and Elizabeth Line services, making this home ideal for commuters.

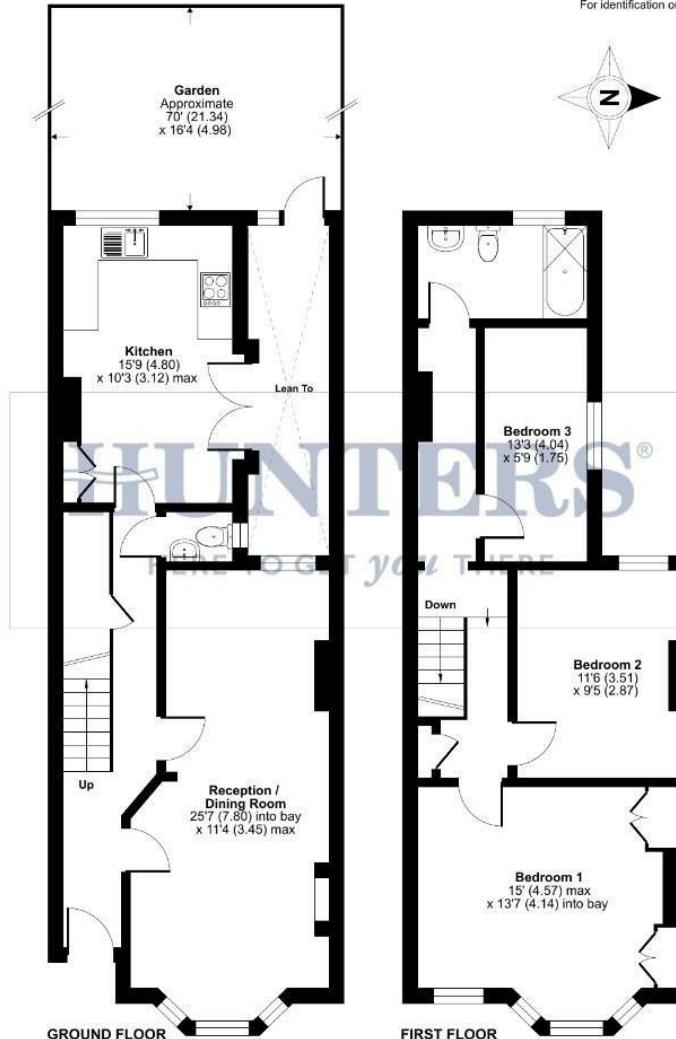
The property is offered with a complete chain, appealing to buyers in a position to proceed.

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

# Wickham Lane, London, SE2

Approximate Area = 1119 sq ft / 103.9 sq m (excludes lean to)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (BPM2 Residential). ©rtchecom 2024.  
Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1214300

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) 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		

**ENTRANCE HALL****LOUNGE/DINING ROOM**

25'7 x 11'4

**KITCHEN/BREAKFAST ROOM**

15'9 x 10'3

**LEAN TO****GROUND FLOOR****FIRST FLOOR SPLIT LEVEL LANDING****BEDROOM ONE**

15'0 x 13'7

**BEDROOM TWO**

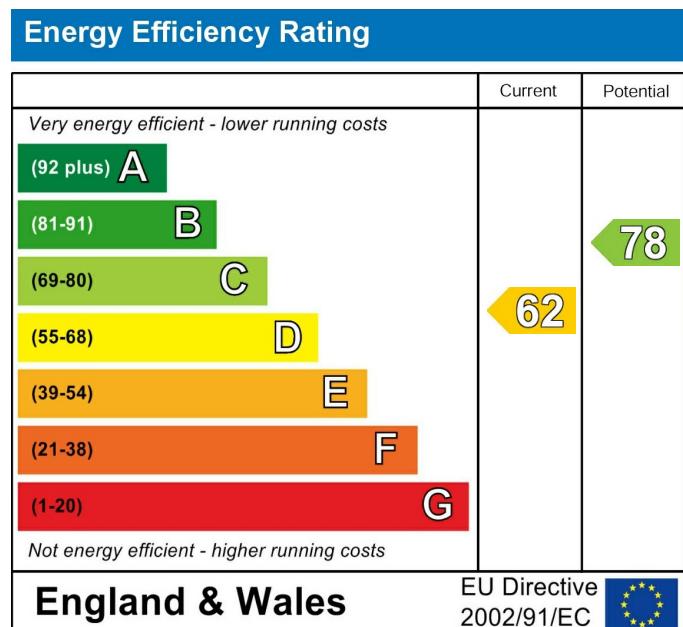
11'6 x 9'5

**BEDROOM THREE**

13'3 x 5'9

**BATHROOM****GARDEN**

70' x 16'4



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.





