

## Wickham Lane, London, Abbey Wood

, SE2 0YB

**Guide Price £425,000-£450,000**

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# Wickham Lane, London

## DESCRIPTION

Situated on Wickham Lane, this charming 1930s mid-terrace ground floor extended family house offers a wonderful opportunity for those seeking a spacious home in a convenient location. The property boasts three well-proportioned bedrooms, making it ideal for a growing family. The ground floor features a welcoming lounge and an extended reception room, providing ample space for relaxation and entertaining. The kitchen/breakfast room is perfect for family meals, while a convenient ground floor cloakroom adds to the practicality of the layout.

Although some modernisation is required in parts, this home presents a fantastic canvas for personalisation, allowing you to create your dream living space. The property is equipped with double glazing and central heating, ensuring comfort throughout the seasons.

Outside, you will find a lovely garden to the rear, complete with rear access, perfect for enjoying the outdoors or for potential gardening enthusiasts.

Location is key, and this property does not disappoint. It is ideally situated for bus routes 422 and 96, providing easy access to local amenities and beyond. Additionally, Plumstead Station is just 1.2 miles away, while Abbey Wood Station, which connects to the Elizabeth Line, is a mere 1.4 miles from your doorstep.

This delightful home is a fantastic opportunity for families looking for space and convenience in a vibrant London setting. Don’t miss your chance to make it your own. No onward Chain.



# ROOMS

ENTRANCE HALL

LOUNGE
11'3 x 10'11

RECEPTION ROOM
19'8 x 9'11

KITCHEN/BREAKFAST ROOM
13'10 x 8'8

GROUND FLOOR CLOAKROOM/W.C.
7' x 2'11

LANDING

BEDROOM ONE
11'9 to bay x 10'

BEDROOM TWO
10'11 x 10'

BEDROOM THREE
6'11x 6'10

BATHROOM
5'10 x 5'6

GARDEN TO REAR
51'4 x 17'11 approx

REAR ACCESS







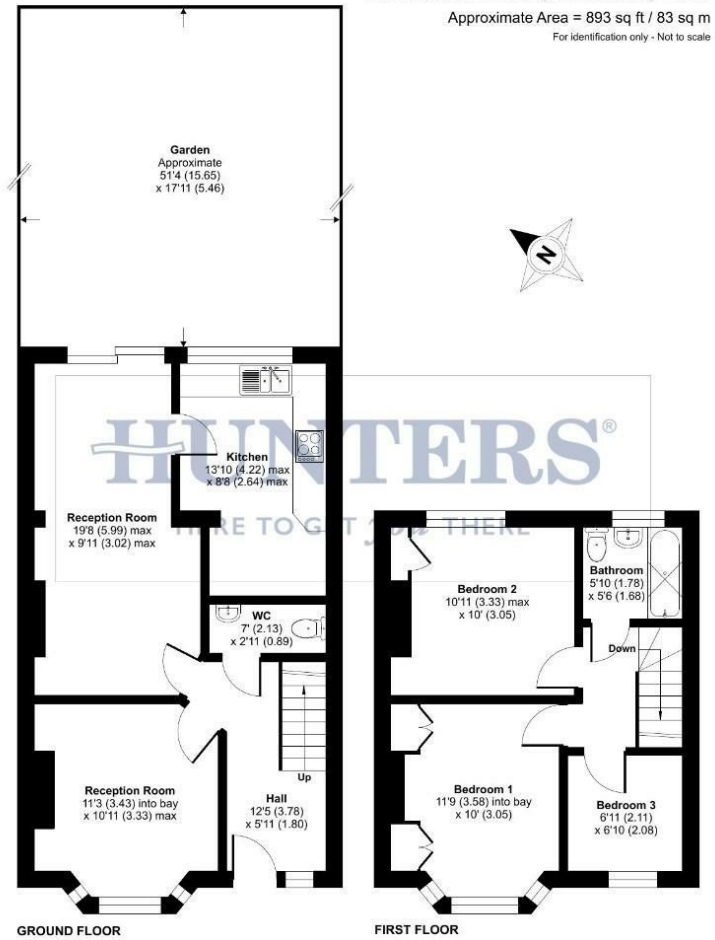


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# Wickham Lane, London, SE2

Approximate Area = 893 sq ft / 83 sq m

For identification only - Not to scale




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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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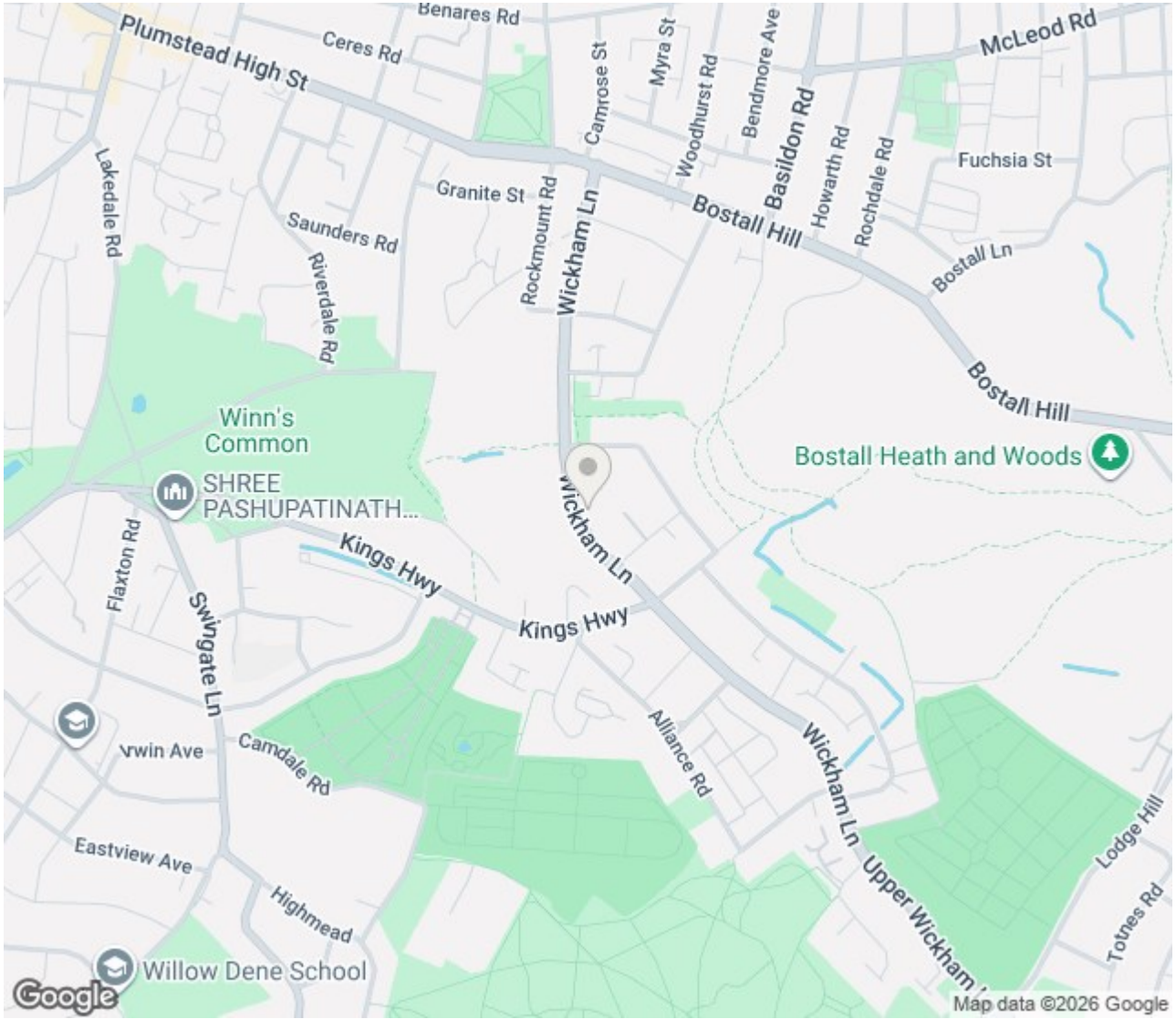




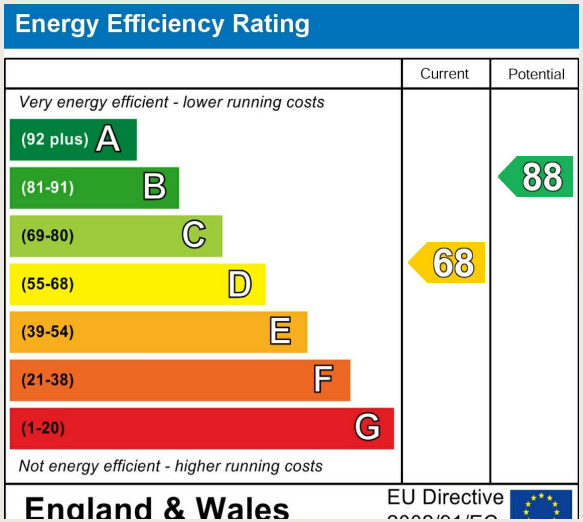




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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.

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