



**Wickham Lane, Abbey Wood, London , SE2 0NY**  
**Guide Price £400,000**

**Spacious three bedroom semi detached house, in need of complete modernisation, but also with a wealth of potential to extend subject to relevant planning consents. Located within easy reach of popular shops, schools, Elizabeth Line Stations in Woolwich and Abbey Wood and close to Welling, Plumstead and Woolwich Arsenal DLR stations. An ideal family home, accommodation comprises of entrance porch, entrance hall, one reception room and a kitchen. To the first floor there are three bedrooms, bathroom and a separate wc. Additional benefits to note include double glazing, gas central heating, front and rear gardens and no forward chain.**

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Ref: BX11111426

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.



**Entrance Porch**

Double glazed door.

**Entrance Hall**

Single glazed hardwood front door. Carpet.  
Double glazed frosted window to side.  
Radiator. Understairs storage cupboard.

**Reception 1**

**28' 2" x 13' 5" (8.58m x 4.09m)** Carpet.  
Double glazed window to front. Coving. Two  
radiators. Gas fire. Double glazed French  
doors to rear.

**Kitchen**

**12' 4" x 8' 10" (3.76m x 2.69m)** Range of wall  
and base units. Double glazed window to rear.  
Double glazed door to side. Understairs  
storage cupboard. Part tiled walls. Inset sink,  
drainer and mixer taps.

**Landing**

Double glazed frosted window to side. Loft  
access.

**Bedroom 1**

**15' 1" x 11' 9" (4.59m x 3.58m)** Carpet.  
Feature fireplace surround. Double glazed  
window to front. Radiator.



**Bedroom 2**

**12' 5" x 10' 2" (3.78m x 3.10m)** Carpet.  
Storage cupboard. Coving. Double glazed  
window to rear. Radiator.

**Bedroom 3**

**8' 6" x 7' 1" (2.59m x 2.16m)** Carpet. Picture  
rail. Radiator. Double glazed window to front.

**Bathroom**

Pedestal wash hand basin. Part tiled walls.  
Double glazed frosted window to rear. Panelled  
bath. Shower cubicle. Radiator.

**WC**

Double glazed frosted window to rear.  
Radiator. Wash hand basin. Low level wc.

**Garden**

**55' 0" x 24' 11" (16.75m x 7.59m) (Approx)**  
Side access. Secluded. Mature shrubs.

**Front Garden**

Laid to lawn. Path.

**Council Tax**

Band D.

