



Battersby Road | Catford, London, SE6 1SD

 3  1  1 Guide Price £400,000 - £425,000 Freehold

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## Battersby Road, Catford

A three bedroom end of terrace house located on a residential road. Boredring 'Forster Memorial Park'. The property benefits from 11' kitchen, ground floor bathroom and 41' rear garden.

### Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- End of Terrace House
- Three Bedrooms
- 13' Living Room
- 11' Kitchen
- 41' Rear Garden
- No Onward Chain



## Interior

**Hall** Wooden front door, radiator, understair storage, laminate flooring.

**Ground Floor Cloakroom** Skylight, low level w.c., vinyl flooring.

**Lounge** 4.01m x 3.56m (13'2" x 11'8") Two double glazed windows to front, radiator, carpet, gas fire.

**Kitchen** 3.53m x 1.9m (11'7" x 6'3") Double glazed window to rear, range of wall and base units with work surface over, stainless steel sink unit, oven, four ring gas hob, plumbing for washing machine, wash hand basin, vinyl flooring, splash back wall tiling.

**Utility Room** Space for appliance, vinyl flooring.

**Landing** Single glazed window to side, doors to all rooms.

**Bedroom 1** 5.44m max x 2.8m (17'10" max x 9'2") Double glazed window to front, radiator, storage cupboard, carpet.

**Bedroom 2** 3.28m x 2.54m (10'9" x 8'4") Double glazed window to front, radiator, laminate flooring.

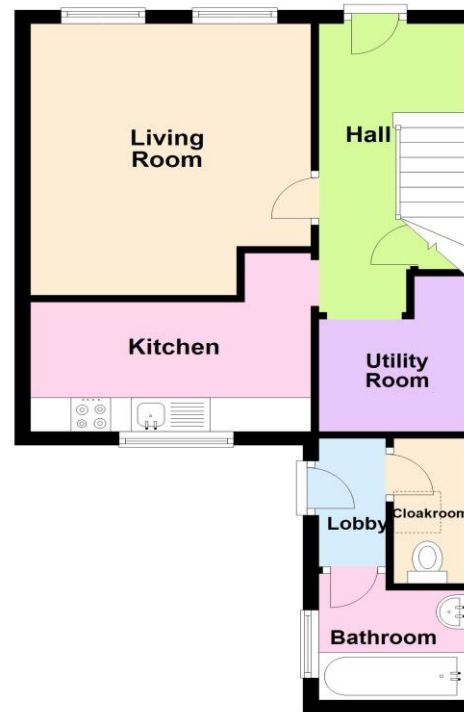
**Bedroom 3** 2.87m x 2.29m (9'5" x 7'6") Double glazed window to rear, radiator, carpet.

**Ground Floor Bathroom** Single glazed opaque window to side, two piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity storage under, vinyl flooring, radiator, part tiled walls.

## Exterior

**Garden** 12.5m (41') Seating area, mainly laid to lawn.

Ground Floor



First Floor



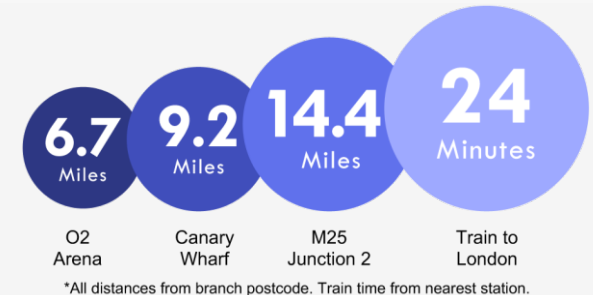
Measurements are approximate. Not to scale. Illustrative purposes only.  
Plan produced using PlanUp.





## Property Location

Battersby Road, Catford, London, SE6 1SD



## Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,615 pa)

FOR MORE INFORMATION  
CONTACT US TODAY.

020 8698 1234

Robinson Jackson  
87 Rushey Green,  
Catford,  
London SE6 4AF

catford@robinson-jackson.com



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