



Verdant Lane | Catford, London, SE6 1JD



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Guide Price £590,000 - £600,000

Freehold

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## Verdant Lane, Catford

Spacious and well-presented semi-detached house located within a short walk of Hither Green station.

Benefitting from three reception rooms, three good sized bedrooms, 14' loft room and 59' rear garden making it an ideal family home.

Being sold with no chain.

## Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- Two Reception Rooms
- 14' Loft Room
- 59' Rear Garden
- Garage
- No Chain
- Well Located For Hither Green Station



## Interior

**Entrance Hall** Part opaque double glazed entrance door, radiator, understairs storage cupboard (housing wall mounted boiler), wood laminate flooring, coved ceiling.

**Lounge** 4.83m (into bay) x 3.86m (15'10" (into bay) x 12'8") Double glazed bay window to front, radiator, coal effect gas fire with Limestone hearth and surround, wood laminate flooring, coved ceiling.

**Reception Room** 4.62m x 3.33m (15'2" x 10'11") Double glazed door to rear, radiator, wood laminate flooring, coved ceiling.

**Kitchen** 3.43m x 2.54m (11'3" x 8'4") Part double glazed door to rear, double glazed window to rear, range of cream fitted wall and base units with work surface over, one bowl black composite sink with mixer tap, space for range cooker, plumbing for washing machine, space for fridge/freezer, wood laminate flooring, spotlights.

**Landing** Opaque double glazed window to side, storage cupboard, carpet, coved ceiling, stairs to loft room.

**Bedroom 1** 4.85m (into bay) x 3.78m (15'11" (into bay) x 12'5") Double glazed bay window to front, radiator, carpet, coved ceiling.

**Bedroom 2** 4.3m x 3.2m (14'1" x 10'6") Double glazed window to rear, radiator, carpet.

**Bedroom 3** 3.18m x 2.2m (10'5" x 7'3") Double glazed window to front, radiator, carpet.

**Shower Room** Opaque double glazed window to rear, three piece suite comprising of: enclosed shower cubicle with mixer shower over, tiled walls and door, inset wash hand basin with mixer tap and vanity unit under and enclosed low level wc, tiled walls, tiled flooring.

**Separate Wc** Double glazed window to rear, tiled flooring.

**Landing (Loft)** Velux window to rear, eaves storage, carpet.

**Loft Room** 4.3m x 3.78m (14'1" x 12'5") Velux window to rear, radiator, eaves storage.

## Exterior

**Rear Garden** 17.98m (59') Patio, concrete path to rear, concrete hardstanding at rear,

**Garage** 5.2m x 2.67m (17'1" x 8'9") Metal up and over door, part double glazed door to side, double glazed window to side, power, light.

**Driveway** Off street parking for one car.

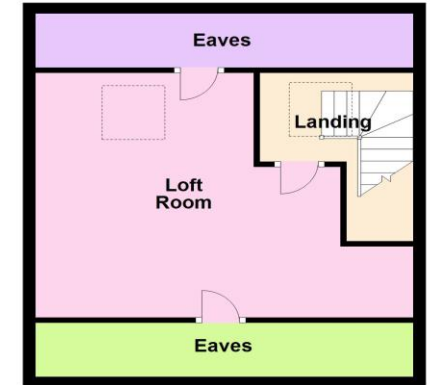
Ground Floor



First Floor



Second Floor





## 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.

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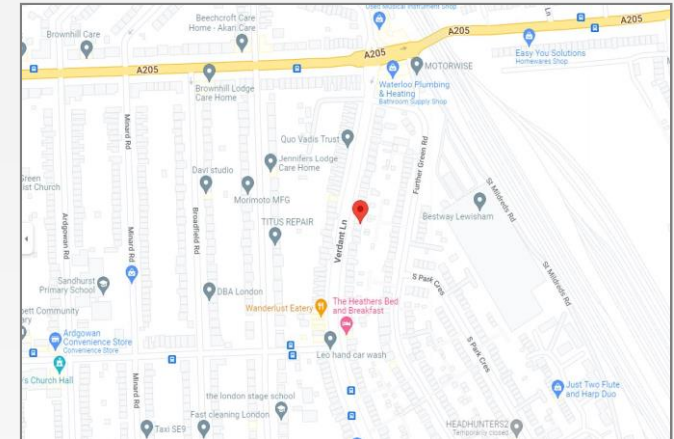
## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band D (£1,817 pa)

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\*All distances from branch postcode. Train time from nearest station.

FOR MORE INFORMATION  
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