



Arran Road | Catford, SE6 2NN



Offers In Excess Of: £800,000
Freehold

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Arran Road, Catford

Offered chain free is this sizeable four bedroom period home situated in Catford's Conservation area. This characterful charming home is well presented and has been the current owners family home for many years. The property boasts a sizeable driveway, large family garden with an outbuilding. There is also an outside toilet. Internally you will discover a spacious hallway, large through lounge leading to a large kitchen. A reception room to the rear which has a ground floor shower room, this could be made into a self-contained area. To the first floor there is a larger than average master bedroom, a further two double bedrooms and a smaller double bedroom which is currently being used as a dressing room, and a family four piece bathroom suite. This generously sized property is being offered for Offers In Excess Of £800,000 and is a must see.



Interior

Porch Double glazed UPVC door and window.

Hall Double panel radiator, cupboard under the stairs housing electric metre, gas metre and fuse box, wooden floor.

Through Lounge 9.47m x 3.66m (31'1" x 12') Double glazed bay window to front, three double panel radiators, coving and ceiling rose's, parquet floor.

Reception Room 5.38m into bay x 3.73m (17'8" into bay x 12'3") Double glazed French doors, two windows to rear, gas fire, double panel radiator, fitted carpet, door to ground floor shower.

Kitchen 4.2m x 4.17m max (13'9" x 13'8" max) Double glazed UPVC door and window to side, integrated dish washer, double oven, gas hob with extractor over, plumbing for washing machine and tumble dryer, range of wall and base units with quartz work surface, sink with mixer tap, double panel radiator, tiled splash back, porcelain tiled floor.

Shower Room Double glazed opaque window to side, single glazed window to side, heated towel rail, shower cubicle with mixer tap and shower head, low level w.c., wash hand basin with mixer tap, tiled walls, tiled floor.

Landing Sky light, light tunnel, double panel radiator, fitted carpet upstairs and throughout.

Bedroom 1 5.44m x 5.26m into bay (17'10" x 17'3" into bay) Double glazed bay window to front, double glazed window to front, fitted wardrobes, fitted carpet, double panel radiator.

Bedroom 2 4.06m into bay x 3.86m (13'4" into bay x 12'8") Double glazed window to rear, fitted wardrobe, double panel radiator, fitted carpet.

Bedroom 3 3.78m x 4.14m (12'5" x 13'7") Double glazed bay window to rear, double panel radiator, fitted carpet.

Bedroom 4 2.44m x 2.74m (8' x 9') Double glazed window to side, double panel radiator, fitted carpet.

Bathroom Double glazed opaque window to side, shower cubicle with power shower, panel enclosed bath with mixer tap and shower over, low level w.c., wash hand basin with mixer tap, double panel radiator, tiled walls, tiled floor.

Exterior

Outside W.C. Double glazed UPVC door and window, low level w.c., wall mounted combi boiler, wash hand basin, part tiled walls, tiled floor.

Out Building 5.94m x 3.28m (19'6" x 10'9") Double glazed French doors, two double glazed windows, fuse box, cupboard, laminate floor.

Rear Garden 26.57m x 6.88m (87'2" x 22'7") approx Side Access, block paved patio, external tap, flower borders, astro turf.



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.





Property Location

Arran Road, Catford, SE6 2NN



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 E (£2,354 pa)

Property Features

- Council Tax: E
- EPC Rating: D
- No Onward Chain
- Four Bedrooms
- Conservation Area
- Large Semi-Detached Family Home
- Outbuilding
- Ground Floor Shower Room

**FOR MORE INFORMATION
CONTACT US TODAY.**

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