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020 8698 1234
FOR SALE

Balloch Road | Catford, London, SE6 1SP



Asking Price: £700,000

Freehold

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Balloch Road, Catford

A great opportunity to acquire this large period home situated on the popular Balloch Road. The property boasts a bright and spacious throughout and comprises five bedrooms, spacious reception room, kitchen/breakfast room, bath and shower rooms and conservatory. Additional benefits to include off-street parking, private garden, and no onward chain.

Property Features

- Council Tax: D
- EPC Rating: TBC
- No Onward Chain
- Corbett Estate
- Five Bedrooms
- Off-Street Parking
- Kitchen/Breakfast Room
- Garden



Interior

Hall Coved ceiling, understair storage, radiator, wood flooring.

Lounge 4.7m x 3.35m (15'5" x 11') Double glazed window to front, coved ceiling, radiator, wood flooring.

Conservatory 4.98m x 2.92m (16'4" x 9'7") Dual aspect double glazed windows, radiator, wood flooring.

Kitchen/Breakfast Room 4.14m max x 5.1m max (13'7" max x 16'9" max) Double glazed window and door to rear, range of wall and base units with work surface over, fitted oven, hob and extractor, stainless steel sink with mixer tap, integrated washing machine and dishwasher, space for fridge, radiator, tiled flooring.

Bedroom 1 4.75m x 3.66m max (15'7" x 12' max) Double glazed windows to front, coved ceiling, radiator, carpet.

Bedroom 2 4.1m x 3m (13'5" x 9'10") Double glazed window to rear, fitted wardrobes, radiator, laminate flooring.

Bedroom 3 3.18m x 1.7m (10'5" x 5'7") Double glazed window to front, radiator, wood flooring.

Bedroom 4 3.38m x 3.12m (11'1" x 10'3") Double glazed window to rear, radiator, laminate flooring.

Bedroom 5 5.23m max x 2.2m max (17'2" max x 7'3" max) Double glazed Velux windows to front, eaves storage, radiator, laminate flooring.

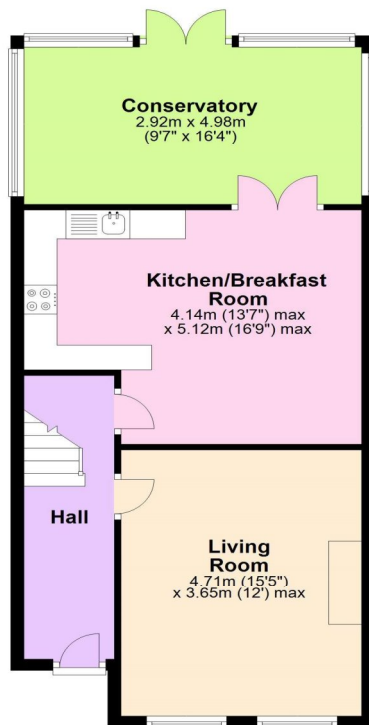
Bathroom 2.26m max x 1.85m max (7'5" max x 6'1") Panel enclosed bath with mixer tap and overhead shower, storage unit housing hand basin, low level w.c., radiator, tiled flooring.

Shower Room 1.83m x 1.78m (6' x 5'10") Double glazed window to rear, shower cubicle with overhead shower, pedestal wash hand basin, low level w.c., radiator, tiled walls, tiled floor.

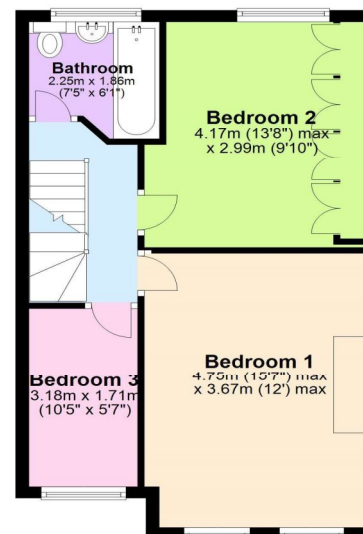
Exterior

Garden Patio area to front, mainly laid to lawn, panel wooden fencing to side, water tap, shed.

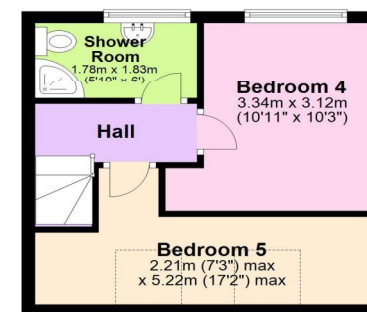
Ground Floor



First Floor



Second Floor



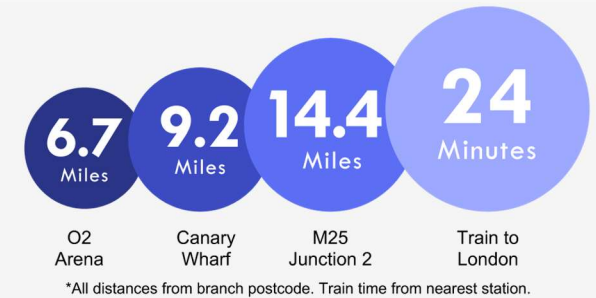
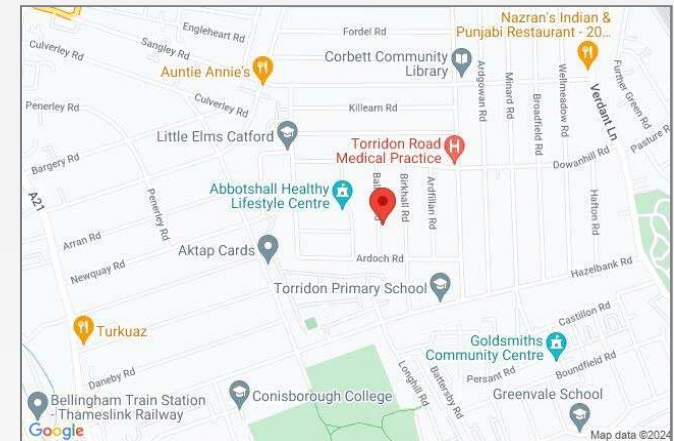
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate. Plan produced using PlanUp.





Property Location

Balloch Road, Catford, London, SE6 1SP



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 D (£2,038 pa)
 EPC Rating: TBC
 Parking: Off-Street Parking
 Electric Supply: Yes
 Water Supply: Yes
 Heating Supply: Yes - Gas central heating
 Sewerage: Drainage to public sewer
 Broadband: Standard, superfast, ultrafast available
 Networks: Community Fibre, Openreach, Virgin Media
 Mobile Signal: Good coverage - EE, Three, o2, Vodafone

**FOR MORE INFORMATION
CONTACT US TODAY.**

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