



Callander Road | Catford, London, SE6 2QD



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Guide Price: £775,000 - £800,000

Freehold

EPC: D

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Callander Road, Catford

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An extended semi detached property located on the cusp of the "Culverley Conservation Area". The property benefits from 5 bedrooms (four of which are doubles), two bathrooms, one shower room and two separate wc's. There are three ample reception rooms and kitchen on the ground floor. The property boasts a south facing garden in excess of 100ft, off street parking and garage making this a fantastic family home.

Property Features

- Council Tax: E
- Well Located For Public Transport
- Extended Semi Detached House
- Five Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Two W.C.s



Interior

Porch UPVC front door.

Entrance Hall Wooden front door with single glazed insert, radiator, herringbone wood block flooring, understair storage, dado rail, picture rail, coved ceiling.

Cloakroom Low level w.c., wash hand basin.

Living Room 4.06m x 4.75m (13'4" x 15'7") into bay Double glazed bay window to front, radiator, fitted fireplace, picture rail, coved ceiling.

Dining Room 4.06m x 3.94m (13'4" x 12'11") Double glazed sliding door to rear, radiator, herringbone wood block flooring, fitted fireplace, coved ceiling.

Kitchen 4.8m x 2.82m (15'9" x 9'3") Double glazed windows to front and side, range of wall ad base units with work surface over, one and a half bowl sink unit, oven, five ring gas hob, integrated fridge freezer, washing machine, dryer, and dishwasher, tiled floor, splash back wall tiles, spotlights, opening leading into breakfast room.

Breakfast Room 2.9m x 3.53m (9'6" x 11'7") Double glazed window to side, double glazed sliding door to rear, side door to garden, radiator, tiled flooring.

Garage 2.5m x 4.72m (8'2" x 15'6") With up and over door, side door to rear garden

Stairs to First Floor Landing Fitted carpet, radiator, dado rail, doors to all rooms.

Bedroom 1 4.06m x 4m (13'4" x 13'1") Double glazed window to rear, radiator, fitted carpet.

Bedroom 2 3.6m x 4.75m (11'10 x 15'7) into bay Double glazed bay window to front, radiator, fitted carpet, storage cupboard, coved ceiling.

Bedroom 4 4.5m x 2.36m (14'9" x 7'9") Double glazed windows to front and side, radiator, fitted carpet, picture rail.

Bedroom 5 2.62m x 2.41m (8'7" x 7'11") Double glazed window to front, fitted carpet, picture rail.

Bathroom Double glazed opaque window to rear, three-piece suite comprising of panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low level w.c., heated towel rail, tiled flooring, tiled walls, spot lighting.

Shower Room Double glazed window to rear, shower cubicle, wash hand basin with mixer tap and vanity storage under, low level w.c., radiator, tiled flooring, tiled walls, spot lighting.

Separate W.C. Double glazed opaque window to side, low level w.c., wash hand basin with vanity storage under, heated towel rail, tiled floor, tiled walls.

Stairs to Second Floor Landing Velux window to side, eaves storage.

Bedroom 3 3.3m max x 4.2m max (10'10" max x 13'9" max) Two Velux windows to rear, radiator, stripped and polished floorboards, wardrobes, eaves storage.

Shower Room 3.02m x 2.74m max (9'11" x 9' max) Velux window to front, four-piece suite comprising of shower, panelled bath, low level w.c., wash hand basin, tiled floor with under floor heating, tiled walls.





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Exterior

Garden 100' approx. Gated side access, paved patio area mainly laid to lawn with flower and shrub borders.

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.

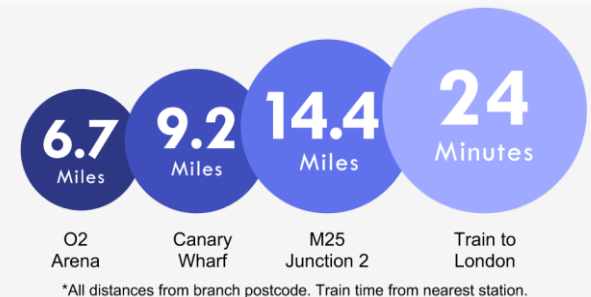
Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band E (£2,221 pa)

Property Location

Callander Road, Catford, London, SE6 2QD



**FOR MORE INFORMATION
CONTACT US TODAY.**

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