



Nelgarde Road | Catford, London, SE6 4TF

 3  1  2

Guide Price: £525,000 - £550,000
Freehold

ROBINSON-JACKSON
Our service will *move* you

Nelgarde Road, Catford

A great opportunity to acquire this spacious period home situated on Nelgarde Road. The property requires modernising throughout and comprises three double bedrooms, two large reception rooms, kitchen diner, utility room, upstairs bathroom and plenty of storage.

Located in a great location in the heart of Catford, the property is a 3 minute walk to Catford & Catford Bridge Stations, and a 6 minute walk to High Street.

Additional benefits include private garden, large garage with access to the rear of the property, no onward chain and potential to extend (Subject to planning permission).

Property Features

- Council Tax: D
- EPC Rating: D
- Period Property
- Three Bedrooms
- Requires Modernisation Throughout
- Spacious Garage
- No Onward Chain
- Potential to Extend (Subject to Planning Permission)



Interior

Entrance Hall Double glazed door to front, radiator, carpet.

Reception Room 1 4.57m x 3.48m (15' x 11'5") Double glazed bay window to front, fireplace, shelving, fitted carpet.

Reception Room 2 3.45m x 3.05m (11'4" x 10') Double glazed doors to rear, radiator, fitted carpet.

Kitchen/Dining Room 5.72m max x 3m max (18'9" max x 9'10" max) Double glazed bay window to front, double glazed window to rear, oven, stainless steel sink, wall mounted boiler (installed 2017/18).

Utility Room Windows to rear, door to garden, space for washing machine and tumble dryer.

Bedroom 1 4.04m x 4.27m (13'3" x 14') Two double glazed windows to front, fitted fireplace, radiator, fitted wardrobes with mirrored sliding doors, fitted carpet.

Bedroom 2 3.53m x 3.56m (11'7" x 11'8") Double glazed window to rear, fitted fireplace, radiator, fitted carpet.

Bedroom 3 3.2m x 3m (10'6" x 9'10") Double glazed window to rear, storage cupboards, radiator, fitted carpet.

Bathroom 1.73m x 1.68m (5'8" x 5'6") Double glazed window to side, double panel bath, low level W.C., wash hand basin with storage cupboard below, tiled floor.

Landing Access to partially boarded large attic.

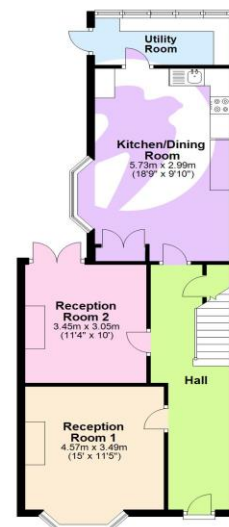
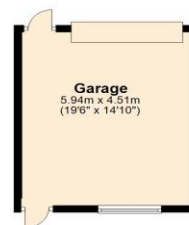
Exterior

Garage 6m x 4.52m (19'8" x 14'10") Doors to front and rear, garage door to rear, security gate, triple lock, power points, concrete floor.

Garden Paved garden with access to garage, doors to utility room and reception room 2.

Total floor area: 116m²= 1249ft² (guidance only)

Ground Floor



First Floor



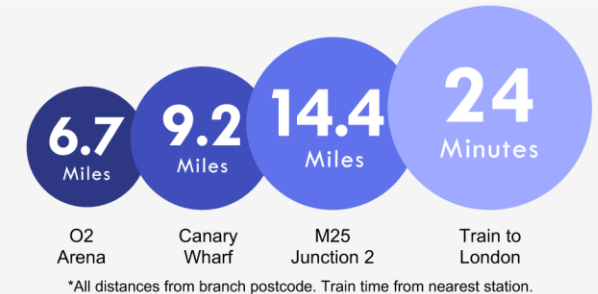
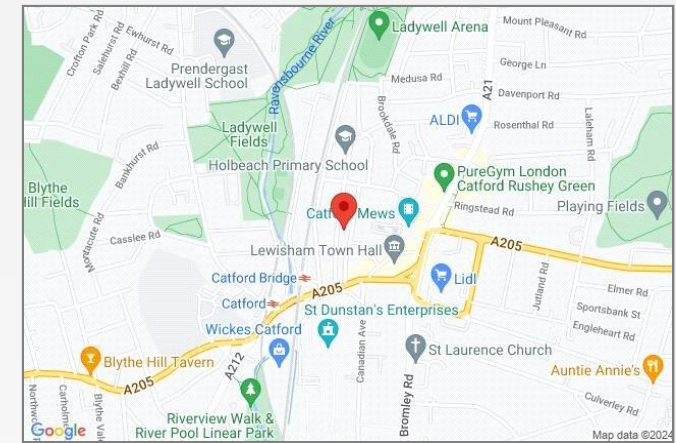
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate. Plan produced using PlanItUp.





Property Location

Nelgarde Road, Catford, London, SE6 4TF



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 (£1,926 pa)

FOR MORE INFORMATION
CONTACT US TODAY.

020 8698 1234

Robinson Jackson

87 Rushey Green,

Catford

SE6 4AF

jamie.nicol@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.