



Scrooby Street | Catford, London, SE6 4JB



Guide Price: £475,000 - £500,000  
Freehold

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## Scrooby Street, Catford

A truly stunning house situated on Scrooby Street. The property is offered in excellent condition and comprises through lounge reception, two bedrooms, modern kitchen and contemporary four piece bathroom. Additional benefits include ample storage, fully boarded attic, and private garden and access to local amenities.

### Property Features

- Council Tax: C
- EPC Rating: E
- Excellent Location
- Period Home
- Two Bedrooms
- Four Piece Bathroom
- Private Garden
- 10 Minute Walk to Catford/Catford Bridge Station (according to google maps).
- Total floor area: 67<sup>2</sup>= 721ft<sup>2</sup> (guidance only)



## Interior

**Through Lounge** 7.62m max x 3.05m max (25' max x 10' max) Double glazed window to front and rear, feature fireplace, bespoke storage units, radiator, under stair storage, wood flooring.

**Kitchen** 3m x 2.1m (9'10" x 6'11") Double glazed window to rear, UPVC door to side, range of wall and base units, fitted oven, gas hob and extractor fan, stainless steel sink with mixer tap, tiled splash back, space for fridge, washing machine and dishwasher, tiled flooring.

**Landing** Loft hatch, coved ceiling, wood flooring.

**Bedroom 1** 4.11m max x 4.06m max (13'6" max x 13'4" max) Double glazed windows to front, feature fire place, radiator, wood flooring.

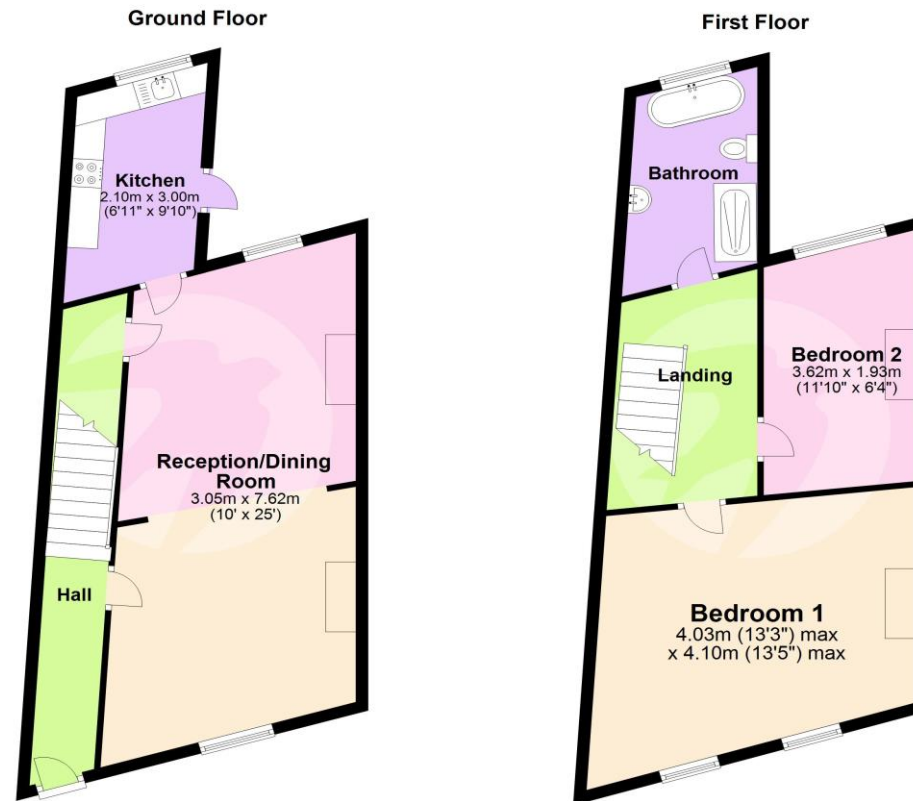
**Bedroom 2** 3.6m x 1.93m max (11'10" x 6'4" max) Double glazed window to rear, radiator, wood flooring.

**Bathroom** Double glazed window to rear, freestanding roll top bath with mixer tap and shower attachment, shower cubicle with overhead shower, pedestal hand basin, low level W.C., radiator, tiled flooring.

**Total floor area: 67<sup>2</sup>= 721ft<sup>2</sup> (guidance only)**

## Exterior

**Rear Garden** Low maintenance, crazy paved, panel wooden fencing, water tap.



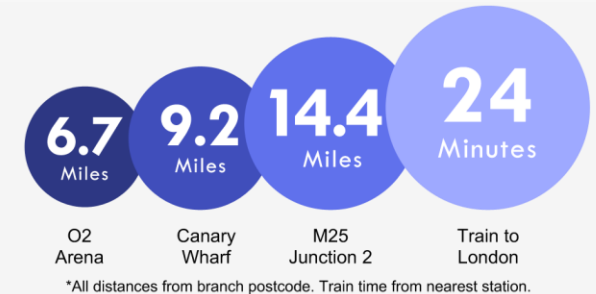
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Scrooby Street, Catford, London, SE6 4JB



## 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 C (£1,549.88 pa)

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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