



Ardfillan Road | London, SE6 1ST



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Asking Price £650,000

Freehold

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Ardfillan Road, London

Spacious victorian style terrace house located on the borders of the ever popular "corbett estate". The property has been recently refurbished throughout by the current owner and benefits from three bedrooms, modern bathroom, open plan kitchen/dining room for modern living. Being sold with no onward chain.

Property Features

- Council Tax: D
- EPC Rating: TBC
- Three Good Size Bedrooms
- Open Plan Kitchen/Dining Room
- Refurbished Throughout
- Popular "Corbett Estate" Location
- Off-Street Parking
- No Onward Chain



Interior

Hall Covered entrance, wooden front door with opaque insets, radiator, wood flooring, spotlights, under stair storage.

Ground Floor Cloakroom Low level w.c., wash hand basin with mixer tap and vanity storage under, tiled flooring, spot lights.

Lounge 4.5m x 3.9m (14'9" x 12'10") Two double glazed windows to front, radiator, wood flooring, picture rail, coved ceiling, spotlights.

Dining Room 4.01m x 3.53m (13'2" x 11'7") Double glazed doors to garden, radiator, wood flooring, picture rail, coved ceiling, opening into kitchen.

Kitchen 3.45m x 2.29m (11'4" x 7'6") Double glazed window to rear, range of wall and base units with work surface over, single bowl stainless steel sink unit, oven, five ring gas hob, dishwasher, integrated washing machine, fridge freezer, wood flooring, tiled splashback, spotlights, coved ceiling.

Landing Stairs to first floor landing, fitted carpet, loft access, spotlights.

Bedroom 1 4.75m x 3.96m (15'7" x 13') Two double glazed windows to front, radiator, fitted carpet, picture rail, coved ceiling, spotlights.

Bedroom 2 3.9m x 4m (12'10" x 13'1") Two double glazed windows to front, radiator, fitted carpet, picture rail, coved ceiling, spotlights.

Bedroom 3 3.05m x 1.7m (10' x 5'7") Double glazed window to front, radiator, fitted carpet, picture rail, coved ceiling.

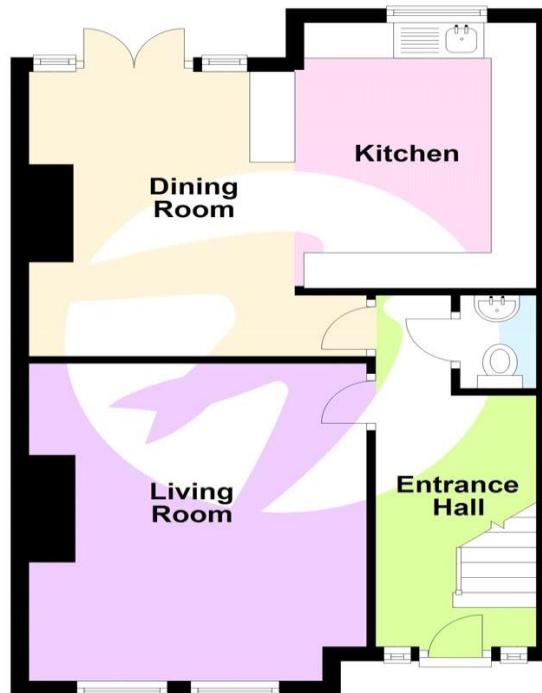
Bathroom Double glazed window to rear, three piece suite comprising of panelled bath with mixer tap and thermostatic shower over, wash hand basin with mixer tap and vanity storage under, low level w.c., heated towel rail, tiled floor, part tiled walls, spot lights.

Exterior

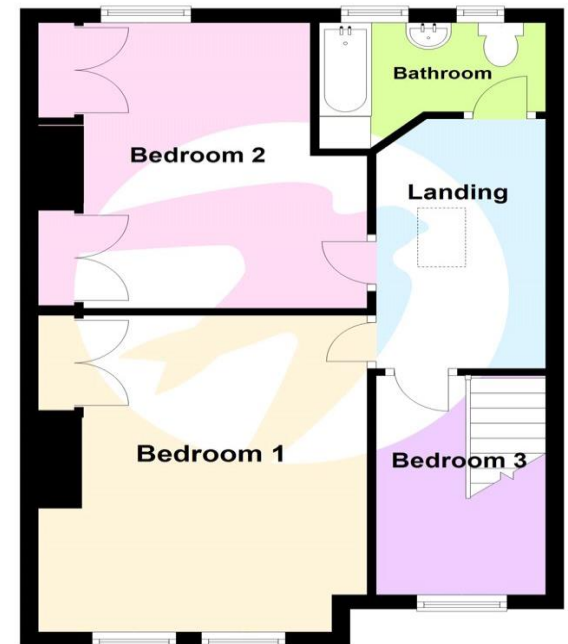
To Front Off street parking, paved pathway.

Garden 18.3m (60') Raised decked area, with electric and tap. Steps down to paved patio, mainly laid to lawn.

Ground Floor



First Floor





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 (£1,817 pa)

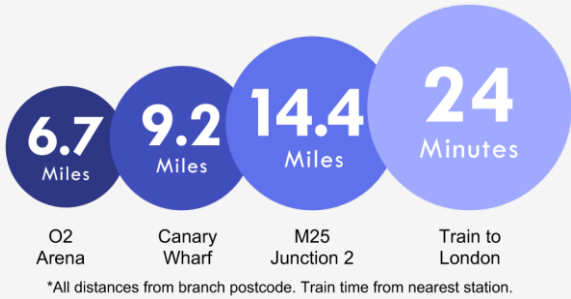
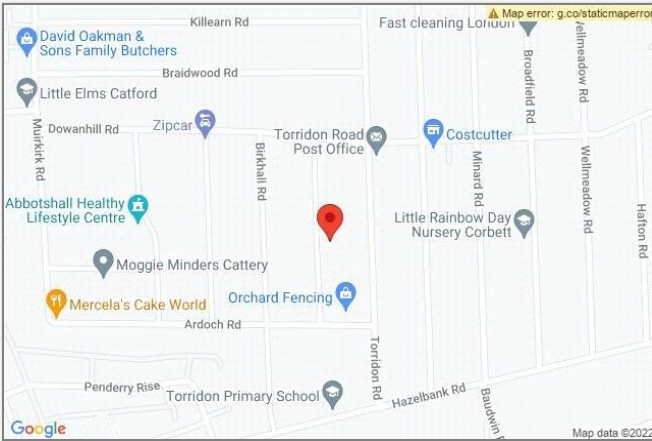
Planning certificate details:

Reference: DC/22/125742 Alternative Reference: LE/656/33/TP

Lawful Development Certificate (proposed) in respect of the construction of an extension to the rear roof slope at 33 Ardfillan Road, SE6 together with the installation of three rooflights in the front slope.

Property Location

Ardfillan Road, London, SE6 1ST



**FOR MORE INFORMATION
CONTACT US TODAY.**

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