



Hedge Walk | London, SE6 3RH



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Guide Price £400,000 - £425,000

Freehold

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Hedge Walk, London

Guide Price: £400,000 - £425,000

Terrace house with three good size bedrooms, benefitting from two reception rooms, 13' kitchen, utility room and 42' garden. Located between Lower Sydenham station and Beckenham Hill station and local amenities making this a great first time buy or investment property. Also within a short distance of Beckenham Place Park.

Property Features

- Council Tax: C
- EPC Rating: D
- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- 11' Kitchen
- 42' Garden
- No Onward Chain



Interior

Porch UPVC double glazed front door and windows to front, tiled floor.

Hall Wooden front door, radiator, laminate flooring, understair storage.

Reception Room 4.04m x 3.56m (13'3" x 11'8") Two double glazed windows to front, radiator, laminate flooring, fire place, opening into kitchen.

Dining Room 4.06m x 2.8m (13'4" x 9'2") Double glazed window to rear, double glazed doors to garden, laminate flooring.

Kitchen 3.56m x 1.96m (11'8" x 6'5") Double glazed window to rear, range of wall and base units with work surface over, sink unit, oven, plumbing for dishwasher, tiled floors, tiled splashback, opening into dining room.

Utility Room 1.45m x 2.82m (4'9" x 9'3") Double glazed window to rear, plumbing for washing machine, wall mounted boiler.

Ground Floor Bathroom Double glazed opaque window to rear, three piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w.c., tiled floor, tiled walls, inset lights.

Landing First floor landing, fitted carpet, doors to bedrooms, loft access.

Bedroom 1 4.5m x 2.8m (14'9" x 9'2") Double glazed window to front with wooden shutters, radiator, laminate flooring, built in wardrobes, wall lights, storage cupboard.

Bedroom 2 2.5m x 3.28m (8'2" x 10'9") Double glazed window to rear, radiator, laminate flooring.

Bedroom 3 2.87m x 2.29m (9'5" x 7'6") Double glazed window to rear, radiator, laminate flooring.

Exterior

Garden 12.8m (42') Paved patio and pathway, mainly laid to lawn.





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.

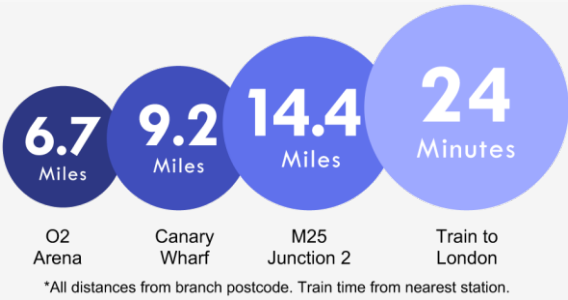
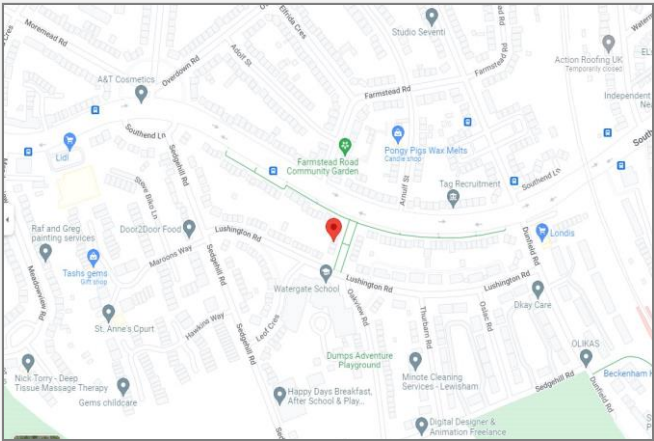
Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,615 pa)

Property Location

Hedge Walk, London, SE6 3RH



**FOR MORE INFORMATION
CONTACT US TODAY.**

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