



Arran Road | London, SE6 2LT

 4  1  2 Offers In Excess Of £830,000 Freehold

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# Arran Road, London

Spacious, bright and airy four double bedroom period home, situated in Catford's conservation area. Offered chain free and in excellent decorative order, the current owner has happily lived in the property over the past 17 years. There is ample parking to the front of the property, enough for at least two cars, access leading to the rear garden, which is approximately 75' with an outbuilding that has power and light, perfect to be converted to a home office or playroom for the children. Boasting two large reception rooms with the dining room leading onto a sizeable kitchen with an array of features, utility room and a ground floor WC. To the first floor you will first notice the stunning landing that floods with natural light from the large skylight, then leading off the landing is three generous bedrooms and a smaller double bedroom, perfect for a large or growing family, stunning bathroom with roll top bath, double shower tray and large windows that flood the room with light, the property also boasts a huge loft area and is in stunning condition throughout with a solid oak staircase and flooring. This amazing family home is offered for Offers In Excess Of £830,000 and is a must see.

## Property Features

- Council Tax: E
- EPC Rating: D
- Off-Street Parking
- Conservation Area
- Chain Free
- Beautiful Condition
- Spacious Rooms
- Tree Lined Road



## Interior

**Hall** Underfloor heating, alarm system, cast iron radiator, tiled floor, solid oak stair case, cupboard enclosing electric metre, gas metre, and fuse box.

**Ground Floor Cloakroom** Double glazed opaque window to rear, low level w.c., wash hand basin with mixer tap, cast iron radiator, tiled walls, tiled floor.

**Lounge** 4.95m x 3.8m (16'3" x 12'6") Double glazed French doors and windows to rear, feature fireplace, coved ceiling, ceiling rose, cast iron radiator, solid oak flooring, coved ceiling and ceiling rose.

**Dining Room** 5.18m x 4.04m (17' x 13'3") Double glazed opaque bay window, feature fireplace, cast iron radiator, solid oak flooring, coved ceiling, ceiling rose.

**Kitchen** 3.56m x 3.58m (11'8" x 11'9") Underfloor heating, double glazed sash window to side, integrated fridge and dishwasher, gas oven, 'Lancache' gas hob, range of wall and base units with granite work surface over, butler sink with tap, marble tiled floor.

**Utility Room** 2.4m x 2.62m (7'10" x 8'7") Door to side, double glazed window to side, cast iron radiator, plumbing for washing machine and tumble dryer, floor mounted water softener, wall mounted combi boiler, marble tiled floor.

**Landing** Sky light, cast iron radiator, storage cupboard.

**Bedroom 1** 4.93m x 4m (16'2" x 13'1") Double glazed window to front, fitted wardrobe, cast iron radiator, stripped wood floor.

**Bedroom 2** 3.28m x 4.47m (10'9" x 14'8") Two double glazed window to rear, fitted wardrobe, stripped wood floor.

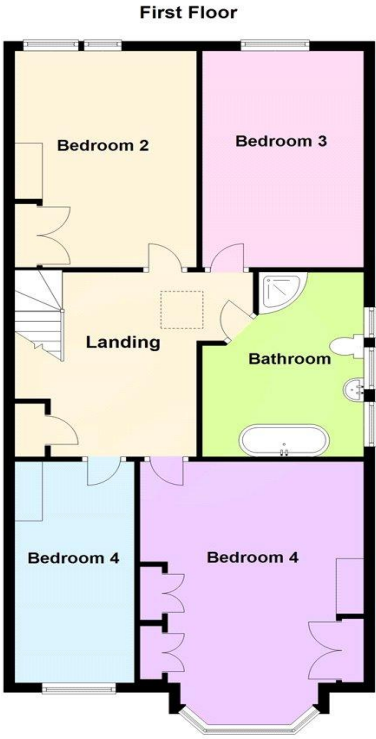
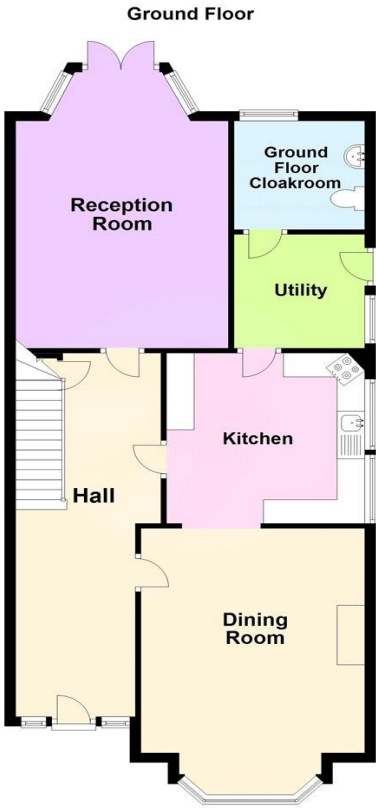
**Bedroom 3** 2.87m x 4.34m (9'5" x 14'3") Double glazed window to rear, cast iron radiator, stripped wood floor.

**Bedroom 4** 2.16m x 3.18m (7'1" x 10'5") Double glazed window to front, cast iron radiator, stripped wood floor.

**Bathroom** Three double glazed opaque windows, cast iron heated towel rail, double shower with raindrop shower, roll top bath, low level w.c., wash hand basin, part tiled walls, tiled floor, underfloor heating.

## Exterior

**Garden** 22.86m approx. (75' approx.) Out building to rear, power points, hard standing concrete patio, laid to lawn, flower borders, external tap, block paved patio, side access.



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







## 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.

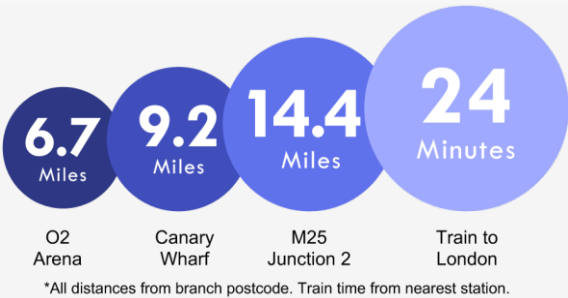
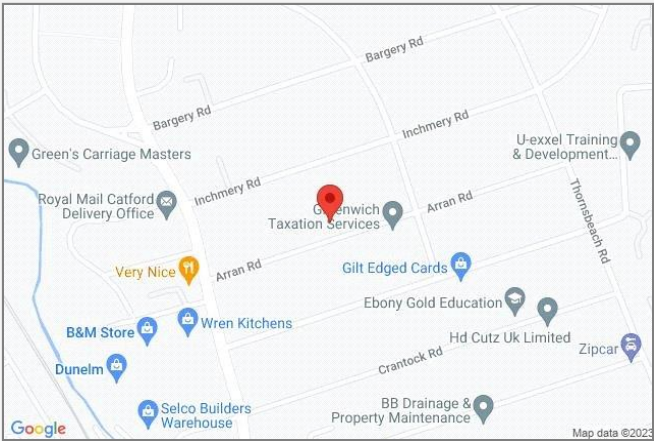
## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band E (£2,354 pa)

## Property Location

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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