



Engleheart Road | London, SE6 2HW



Guide Price: £475,000 - £500,000

Freehold

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Our service will *move* you



## Engleheart Road, London

Robinson-Jackson act as sole selling agents for this 3 bedroom house close to Catford town centre. Offered chain free and in good decorative order throughout, the property boasts a large through lounge, modern kitchen, approximate 45' rear garden with outbuilding, separate W.C., family bathroom and three bedrooms, the property also boasts off-street parking for two cars and is close to Catford/Catford Bridge Stations. Call today to arrange your viewing.



## Interior

**Hall** Cupboard housing fuse box, understair storage housing electric and gas metre, double panel radiator, laminate flooring.

**Lounge** 7.44m x 3.45m max (24'5" x 11'4" max) Double glazed window to front and rear, two double panel radiators, laminate flooring.

**Kitchen** 2.84m x 2.29m (9'4" x 7'6") Double glazed door and window to rear, wall mounted combi boiler, integrated electric oven, gas hob and extractor over, range of wall and base units with work surface over, plumbing for washing machine, sink with mixer tap, part tiled walls, tiled floor.

**Landing** Loft hatch, fitted carpet.

**Bedroom 1** 3.73m x 3m (12'3" x 9'10") Double glazed window to front, double panel radiator, fitted wardrobe, laminate floor.

**Bedroom 2** 3.02m x 2.8m (9'11" x 9'2") Double glazed window to rear, double panel radiator, storage cupboard, laminate flooring.

**Bedroom 3** 3.05m x 2.36m (10' x 7'9") Double glazed window to front, double panel radiator, laminate flooring.

**Bathroom** 1.47m x 1.93m (4'10" x 6'4") Double glazed opaque window to rear, panel enclosed bath with mixer tap, power shower, wash hand basin with mixer tap, double panel radiator, tiled walls, tiled floor.

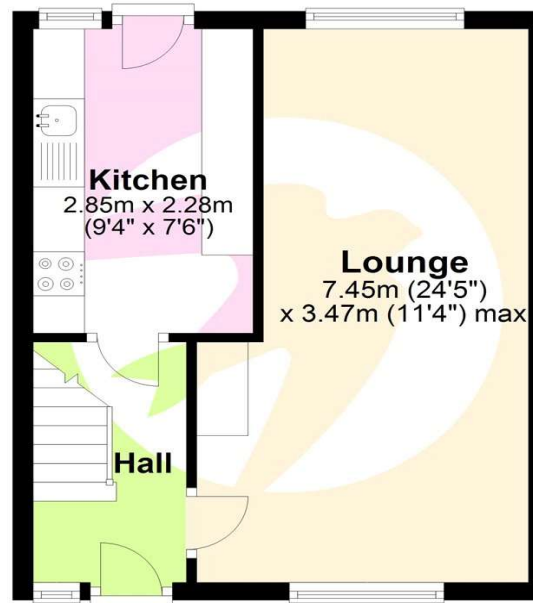
**Separate W.C.** 0.79m x 1.93m (2'7" x 6'4") Double glazed opaque window to rear, low level w.c., tiled walls, tiled floor.

## Exterior

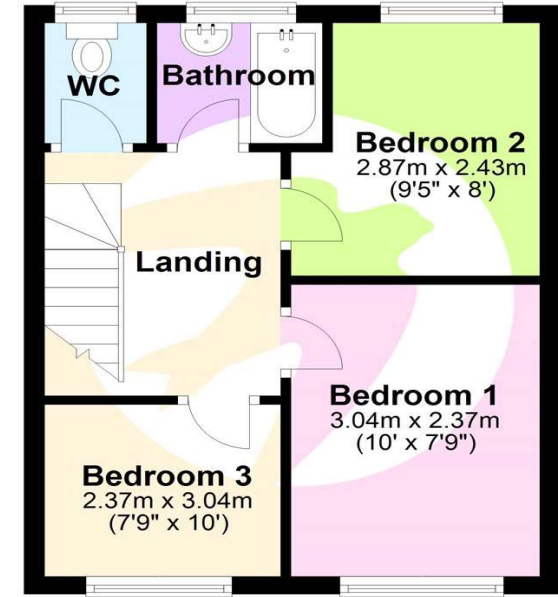
**Rear Garden** Approx 13.72m (Approx 45') Laid to lawn, flower bed, hard standing.

**Out Building** 4.57m x 3.12m (15' x 10'3") Double glazed door and window to front.

## Ground Floor



## First Floor



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

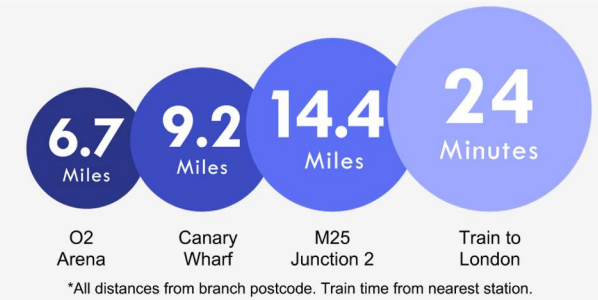
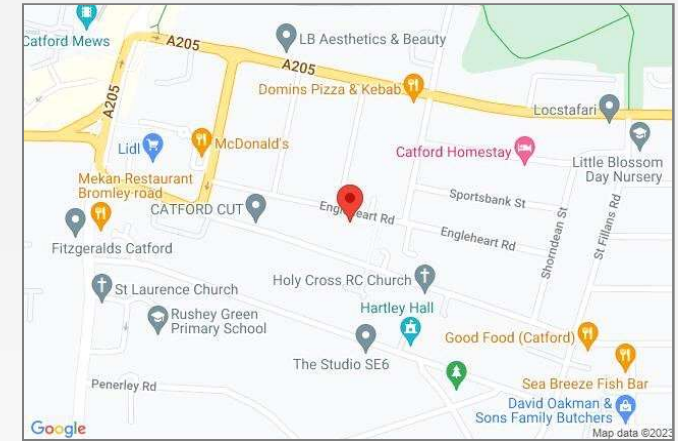
Council Tax: Band C (£1,712 pa)

## Property Features

- Council Tax: C
- EPC Rating: D
- Chain Free
- Central Location
- Close to Catford/Catford Bridge
- Good Condition
- Off Street Parking For Two Cars
- Three Bedrooms

## Property Location

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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