



Brookehouse Road | Catford, SE6 3TW



Asking Price: £550,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Brookehowse Road, Catford

Offered with no onward chain, Robinson-Jackson are proud to introduce to the market this larger than average extended semi-detached home. Situated in Bellingham, looking over Ladywell Sports Centre fields, ideally located for commuters. The property is in close proximity of Bellingham train station, also located close by is Beckenham Place Park, Bell Green retail park, and just around the corner is a Co-op for convenience. The property is set over three levels. To the ground floor is a huge open lounge that flows through to the bespoke kitchen/diner which leads round to a utility area, and a large study. The property also benefits from a ground floor W.C. and a large family garden. To the first floor you will be greeted by a large airy landing, family shower room and two sizeable double bedrooms, then to the third floor is a bathroom and third double bedroom. This amazing home is on the market for a fantastic price and won't be around long, call to book your viewing today.



Interior

Porch Double glazed wooden front door to side, double glazed window to front, double glazed window to side, stripped wooden floor.

Lounge 8.3m into porch x 4.22m max (27'3" into porch x 13'10" max) Circular double glazed window to front, feature fireplace, two double panel radiator, stripped wooden floor.

Study 3.35m max x 3.2m max (11' max x 10'6" max) Double glazed door and window to side, double panel radiator, stripped wooden floor.

Kitchen/Diner 3.48m x 3.38m (11'5" x 11'1") Double glazed French doors to rear, double glazed window to rear and side, base units, integrated dishwasher, electric oven, gas hob, sky light double panel radiator, stripped wooden floor.

Utility Room Cupboard housing wall mounted boiler, water system tank and boiler, plumbing for washing machine, double panel radiator, stripped wooden floor.

Ground Floor W.C. Double glazed opaque window to side, single panel radiator, low level W.C., wash hand basin with mixer tap, base units, stripped wooden floor.

Landing Double glazed window to front and side, circular window to front, double panel radiator, stripped wooden floor.

Bedroom 2 3.28m x 3.07m (10'9" x 10'1") Double glazed window to front, double panel radiator, stripped wooden floor.

Shower Room Double glazed window to side, low level W.C., wash hand basin, single panel radiator, double shower tray with raindrop shower and mixer tap, part tiled walls, stripped wooden floor.

Bedroom 1 3.33m x 3.5m (10'11" x 11'6") Double glazed window to rear, double panel radiator, stripped wooden floor.

Bedroom 3 5.49m x 3.05m (18' x 10') Two Velux windows, two double panel radiators, mdf floor.

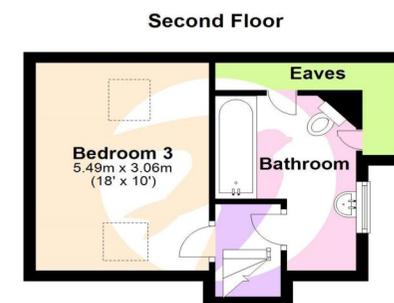
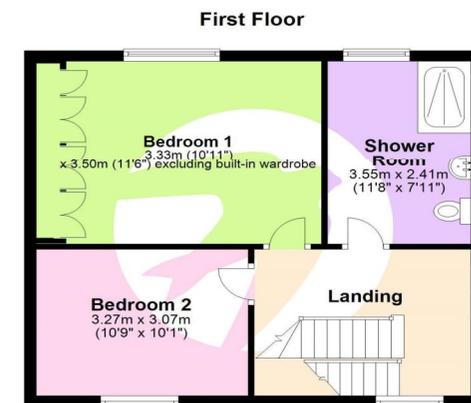
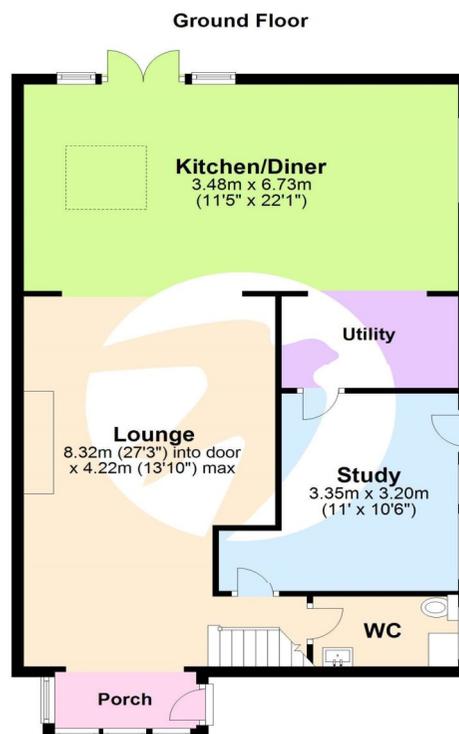
Bathroom Double glazed window to side, low level W.C., wash hand basin, panel enclosed bath with mixer tap and shower over, eaves storage, double panel radiator.

Exterior

Rear Garden Double shed, block paved patio, side access, external tap, power points, flower borders, laid to lawn.

Front Garden Block paved, hard standing.

Total floor area: 102m²= 1098ft² (guidance only)



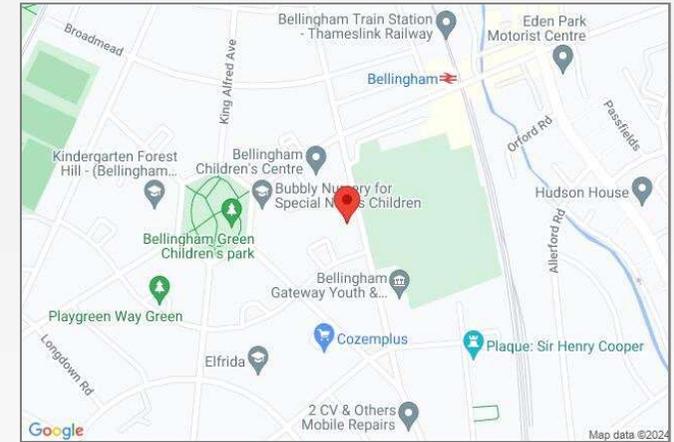
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate. Plan produced using PlanUp.





Property Location

Brookehowse Road, Catford, SE6 3TW



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: C
- Extended
- Three Double Bedrooms
- Ground Floor W.C.
- Close to Bellingham Station
- Good Condition Throughout
- Large Rear Garden
- No Onward Chain
- 102 Square Metres

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8698 1234

Robinson Jackson
87 Rushey Green,
Catford
SE6 4AF

jamie.nicol@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.