



Laleham Road | London, SE6 2AD



Asking Price £550,000

Freehold

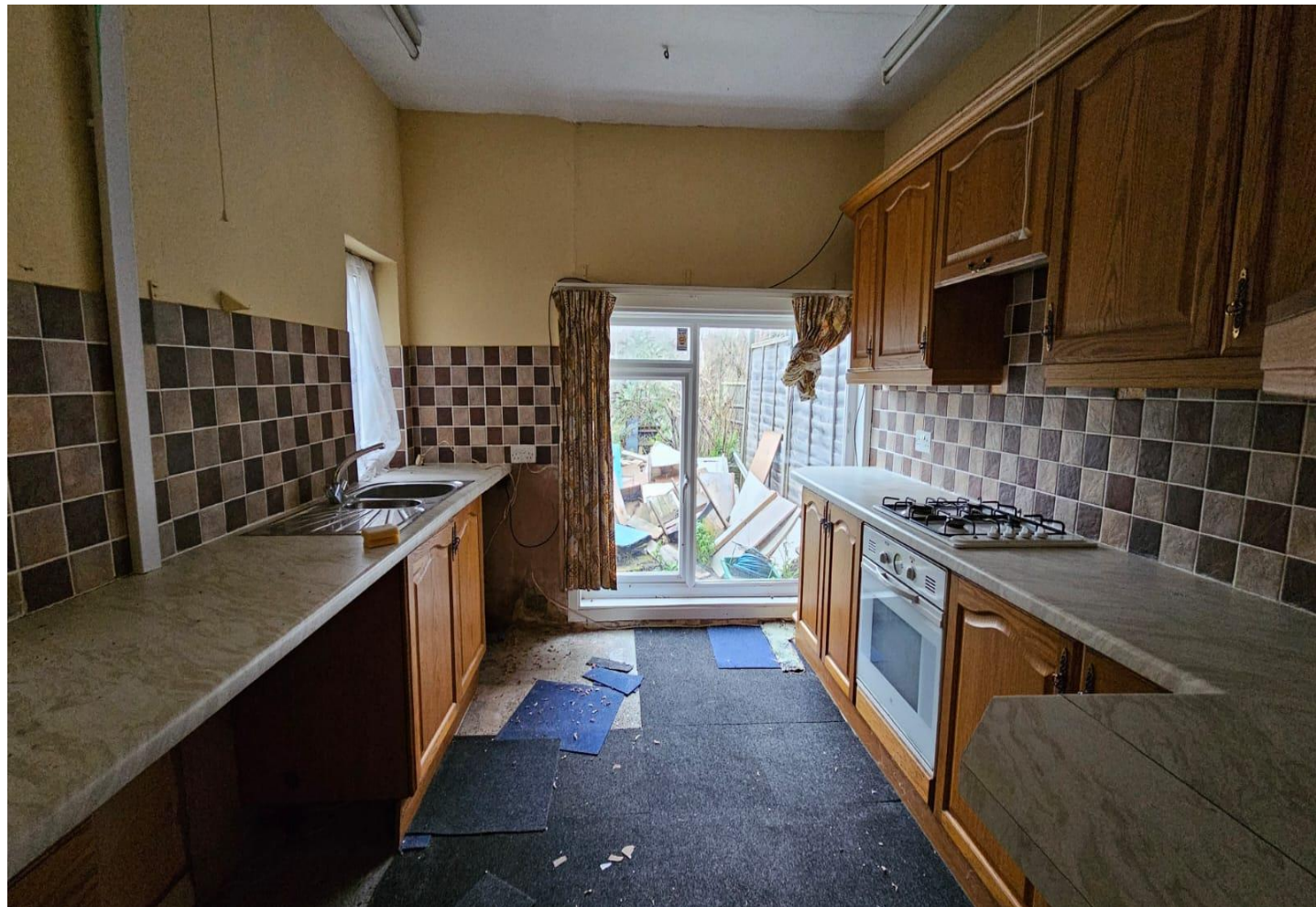
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## Laleham Road, London

Four bedroom bay fronted Victorian house which requires full refurbishment, excellent transport links close by at Hither Green and Catford Bridge Stations, quiet residential street, CHAIN FREE.

### Property Features

- Victorian terrace house
- Four bedrooms
- Two reception rooms
- Private rear garden
- Full renovation required
- Close to local amenities, schools, and parks
- Great location for transport links
- Total floor area: 122m<sup>2</sup>= 1,313ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, stairs to first floor landing and steps leading to dining room, under stairs storage access to reception room and shower room.

**RECEPTION ROOM:** 5.94m x 3.76m (19'6" x 12'4") Double glazed bay window to front, fitted carpet, fireplace, covings, picture rails.

**SHOWER ROOM:** 3.42m x 1.81m (11'3" x 5'11") Double glazed window to rear, walk in shower, wash hand basin with mono taps, low level w.c.

**DINING ROOM:** 4.24m x 2.95m (13'11" x 9'8") Double glazed window and door to side, fireplace, built in storage cupboard, access to kitchen.

**KITCHEN:** 3.20m x 2.94m (10'6" x 9'8") Double glazed window to rear, and side, range of wall and base units, integrated gas hob and electric oven, stainless steel sink unit with mixer tap, space for washing machine, tiled splash back.

**LANDING:** Steps to upper landing, access to all bedrooms, loft hatch.

**BEDROOM 1:** 4.87m x 3.55m (16' x 11'8") Double glazed bay window and window to front, fully fitted carpet, fireplace, picture rails.

**BEDROOM 2:** 3.57m x 3.27m (11'9" x 10'9") Double glazed window to rear, fireplace, fitted carpet.

**BEDROOM 3:** 4.45m x 2.95m (14'7" x 9'8") Double glazed window to side, built in storage cupboard, fireplace, access to bedroom 4.

**BEDROOM 4:** 3.05m x 2.95m (10' x 9'8") Double glazed window to rear, fireplace.

## Exterior

**GARDEN:** Laid to lawn, various shrubs and plants, garden shed.



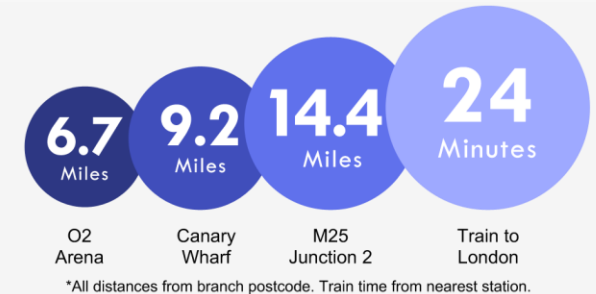
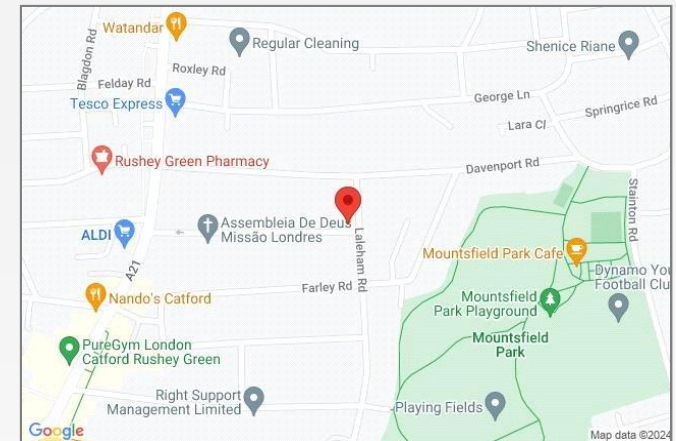
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

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## 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 (£1,926 pa) / EPC Rating: E

FOR MORE INFORMATION  
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