



Farmstead Road | Catford, London, SE6 3EA



Guide Price: £425,000 - £450,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Farmstead Road, Catford

Robinson Jackson are delighted to offer this wonderful, larger-than-average, two bedroom end of terrace house to the market. The house boasts a proud history having formerly belonged to the late heavyweight boxing champion, Sir Henry Cooper. The property is offered in great condition throughout having been well refurbished and maintained by the current owners. As you step through the front door, you are greeted by the bright and welcoming entrance hall, leading to the airy galley kitchen and well positioned utility space. From there, you have the large, fully tiled ground floor shower room residing in the rear extension of the property. The house also boasts a cosy dining room and lounge with double glazed French doors out to the rear and side garden. The first floor is home to a large family bathroom and two double bedrooms, both with generous built-in storage cupboards. The current owners have made fabulous use of the landing with further built-in storage space. The property has potential to extend at the side subject to planning permission. The house is perfectly located within walking distance of both Bellingham and Beckenham Hill stations, local shops and amenities, and the largest green space in Lewisham Borough, Beckenham Place Park. The park covers 96 hectares of ancient woodland and is home to a Georgian mansion house, BMX and skate park, nature walks and bike trails, and London's first purpose-built swimming lake. Don't miss out on this amazing opportunity to buy a cosy family home in this sought after location. Call to arrange your viewing today.



Interior

Hall Double glazed window and UPVC door to front, under stair storage with electric metre and fuse box, single panel radiator, laminate floor, carpet upstairs.

Lounge 3.63m x 4.37m (11'11" x 14'4") Double glazed French window to rear, two double panel radiators, laminate flooring.

Dining Room 2.72m x 3.4m (8'11" x 11'2") Double glazed bay window to front, single panel radiator, laminate flooring.

Kitchen 5.23m x 3.05m max (17'2" x 10' max) Sky light and double glazed window to side, wall mounted combi boiler, plumbing for washing machine and tumble dryer, cupboard housing gas metre, fuse box on wall, range of wall and base units with work surface over, part tiled walls, tiled floor.

Ground Floor Shower Room 2.1m x 1.96m (6'11" x 6'5") Double glazed opaque window to side, low level W.C., wash hand basin with mixer tap, heated towel rail, shower cubicle with power shower, fully tiled walls, tiled floor.

Landing Loft hatch, fitted carpet throughout, storage cupboard.

Bedroom 1 4.78m x 3.05m (15'8" x 10') Double glazed window to front and side, feature fire place, two single panel radiators, built in wardrobes, fitted carpet.

Bedroom 2 2.24m x 3.76m (7'4" x 12'4") Double glazed window to front, built in wardrobe, fitted carpet throughout.

Bathroom 1.63m x 2.1m (5'4" x 6'11") Double glazed opaque window to rear, low level w.c., wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over, extractor, heated towel rail, tiled walls, tiled floor.

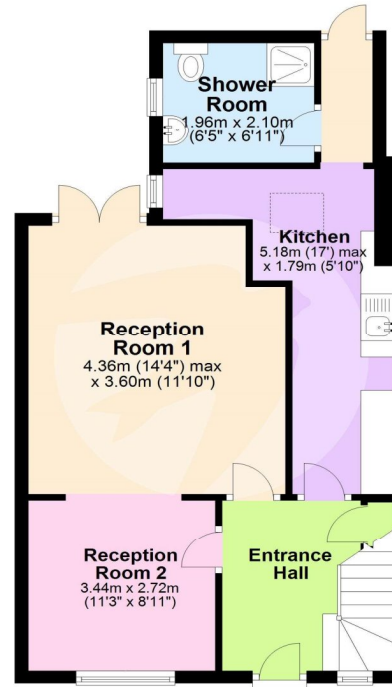
Exterior

Rear Garden Block paved patio, external tap, external power point, side gate, laid to lawn.

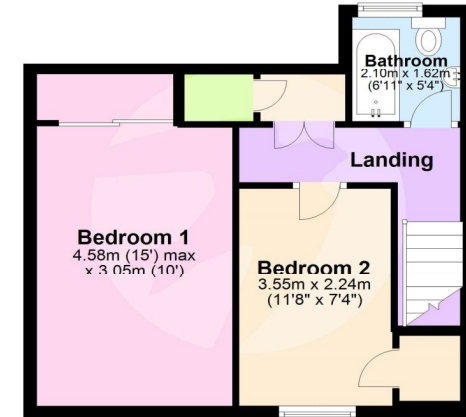
Front Garden Concrete path, laid to lawn, flower border.

Total floor area: 87m²= 936ft² (guidance only)

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.





Property Location

Farmstead Road, Catford, London, SE6 3EA



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
- Two Bedrooms
- End of Terrace
- Formerly Owned by the Late Sir Henry Cooper
- Good Condition
- Close to Beckenham Place Park

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.