



Grangemill Road | London, SE6 3LA



Guide Price: £425,000 - £450,000

Freehold

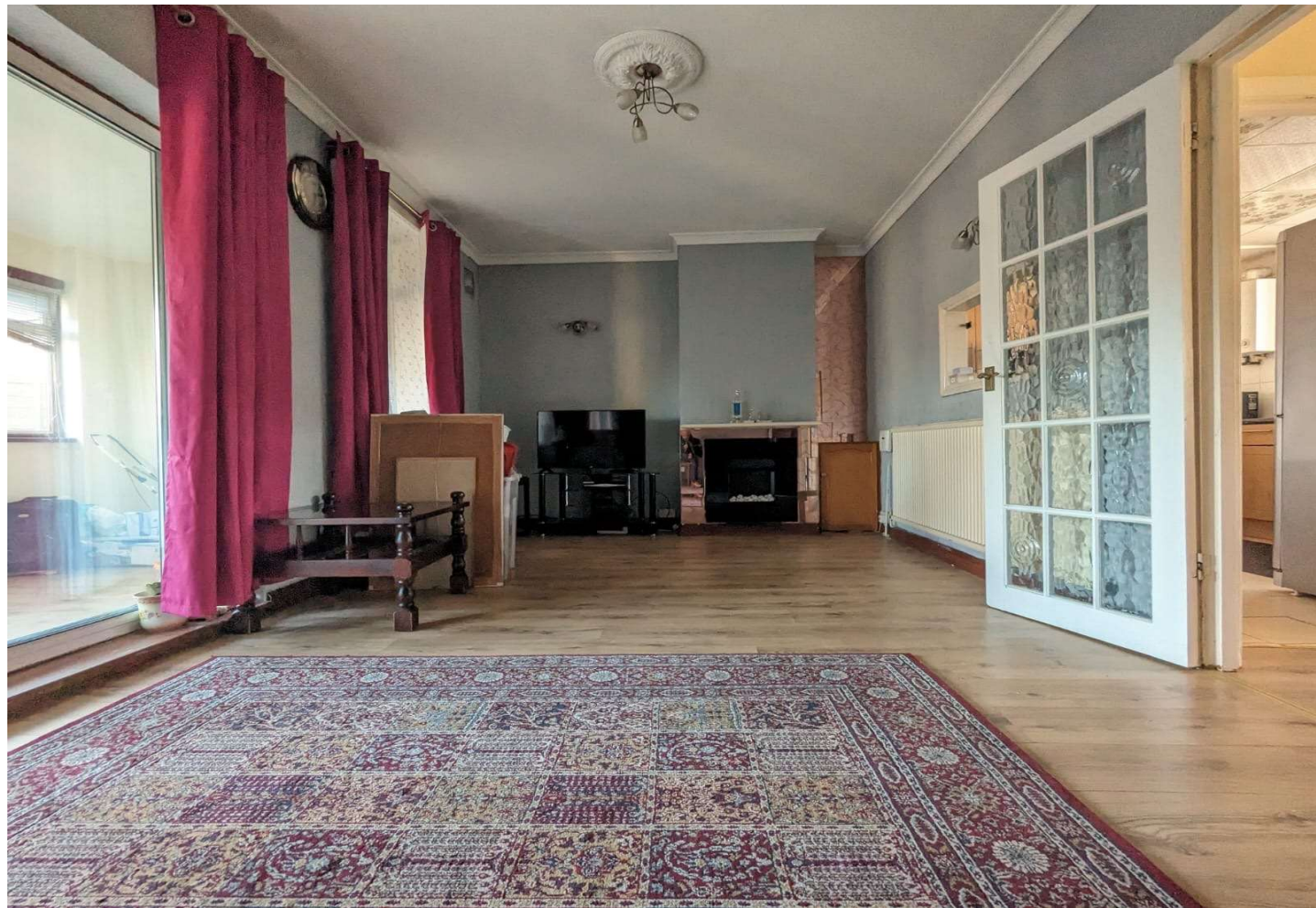
**ROBINSON-JACKSON**  
Our service will *move* you

## Grangemill Road, London

Robinson Jackson are delighted to act as sole selling agents for this larger than average 3 bedroom terrace house situated in the heart of Bellingham. The property boast a large and airy kitchen, sizable lounge with lean-to off of, perfect to have as a dining room which then leads out to the garden which has side access. To the first floor you will discover two sizable bedrooms and a third that is a generous single bedroom followed by a family shower room. The property is in need of some modernisation, perfect for a buyer looking to add their own 'stamp' on a property. The property is offered chain free so perfect for those looking for a hassle free purchase. Call today to book your view to save any disappointment.

### Property Features

- Council Tax: C
- EPC Rating: C
- Terraced House
- Three Bedrooms
- No Onward Chain
- Off-Street Parking
- Rear Garden



## Interior

**Hall** Double glazed door to front, understair storage cupboard, laminate flooring.

**Lounge** 3.33m x 5.64m (10'11" x 18'6") Double glazed window and sliding doors to rear, single panel radiator, electric fire, laminate flooring.

**Lean-to** 2.16m x 4.85m (7'1" x 15'11") Double glazed French doors to side, double glazed window and sliding patio door to rear, laminate flooring.

**Kitchen** 2.9m x 3.1m (9'6" x 10'2") Double glazed window to front, wall mounted boiler, single panel radiator, range of wall and base units with work surface over, cupboard housing fuse box, plumbing for washing machine, sink with mixer tap, part tiled walls, tiled floor.

**Landing** Two double glazed windows to front, laminate flooring, fitted carpet upstairs.

**Bedroom 1** 3.43m x 4.17m (11'3" x 13'8") Two double glazed windows to front, double panel radiator, cupboard housing water tank, fitted carpet.

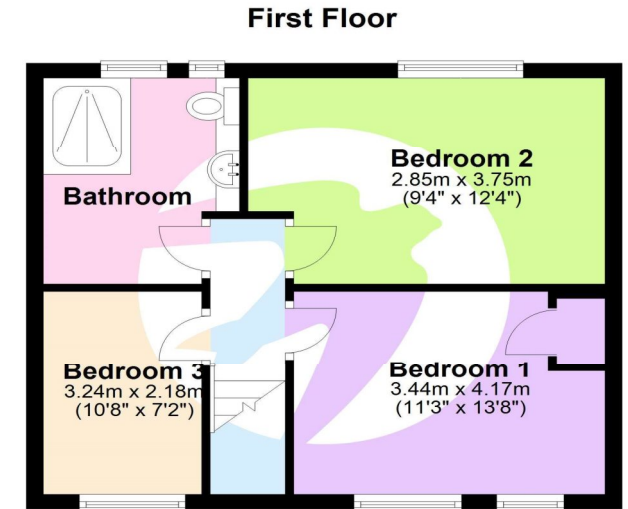
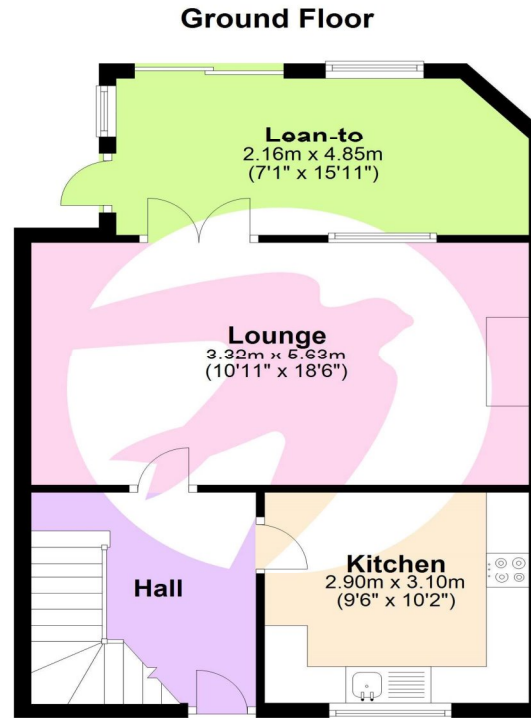
**Bedroom 2** 2.84m x 3.73m (9'4" x 12'3") Double glazed window to rear, fitted wardrobe, laminate floor.

**Bedroom 3** 3.25m x 2.18m (10'8" x 7'2") Double glazed window to rear, fitted wardrobe, fitted carpet.

**Bathroom** Two double glazed windows to rear, base units, low level w.c., wash hand basin with mixer tap, double shower cubicle with raindrop shower, heated towel rail, part tiled walls, tiled floor.

## Exterior

**Garden** Crazy paved patio, laid to lawn, side access.



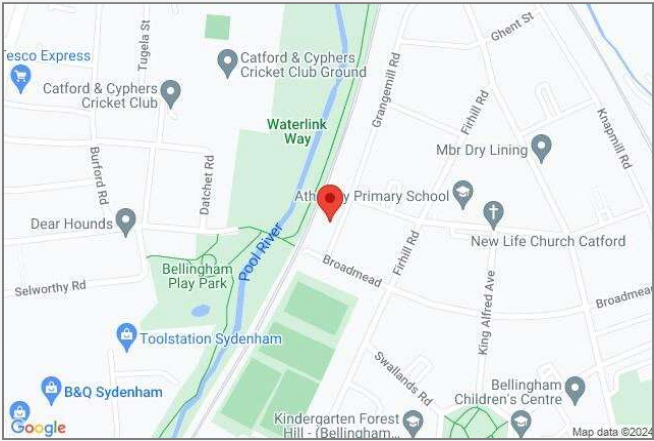
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Grangemill Road, London, SE6 3LA



## 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)

**FOR MORE INFORMATION CONTACT US TODAY.**

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