



Meadowview Road, Catford

Price Guide £330,000



Property Summary

GUIDE PRICE £330,000 - £340,000

Propertyworld is delighted to present this spacious, well-presented two bedroom first-floor maisonette with a private garden, located on the popular Meadowview Road, on the Lower Sydenham–Catford borders.

Tastefully decorated with a stylish finish, this attractive home is full of charm and character. The accommodation includes a modern, shaker-style fully fitted kitchen with Italian marble worktops, tiled flooring and splashback, integrated gas hob, electric oven and extractor fan. There are two bedrooms – a generous double and a smaller second room, ideal as a single bedroom, study, or home office. The modern bathroom features a three-piece white suite and contemporary fittings.

The property is double-glazed throughout, well maintained, and offers a bright and welcoming living space. A major bonus is the private garden to the rear – perfect for enjoying warmer months or for those with green fingers. The lease is long - 142 years and there are no service charges. There is also a large loft that provides ample storage.

Located just a short stroll from Lower Sydenham Station, with Bellingham and Beckenham Hill also easily reached on foot. The property also benefits from easy access to Sydenham High Street and the nearby retail park for a wide range of shopping and dining options. You'll find gastropubs, coffee shops, independent restaurants and more on your doorstep, along with excellent transport links into Central London.

There are plenty of green spaces nearby, including the Green Chain River Walk, Home Park and Beckenham Place Park a short walk away making it a perfect spot for walkers, cyclists, or simply enjoying the outdoors.

A fantastic first-time buyer opportunity offering space, style, and a prime location.

Early viewing is highly recommended.

Penge Sales

020 8659 1005

www.propertyworlduk.net

Property Summary

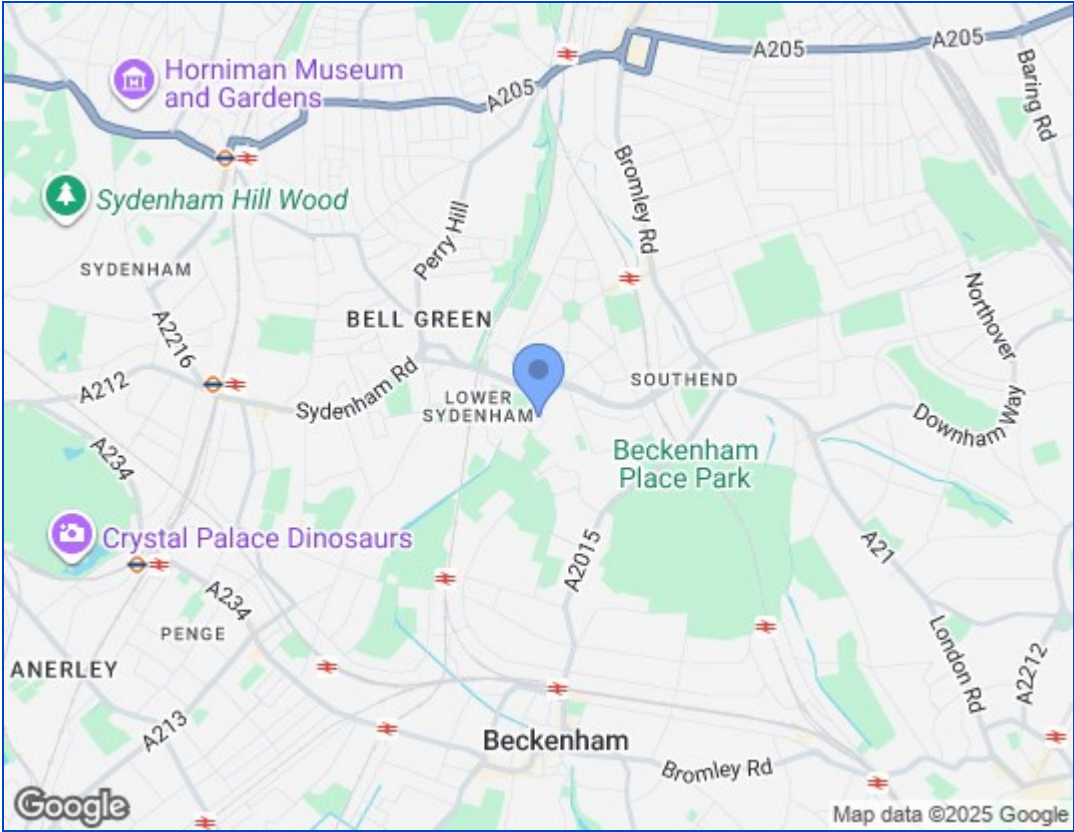
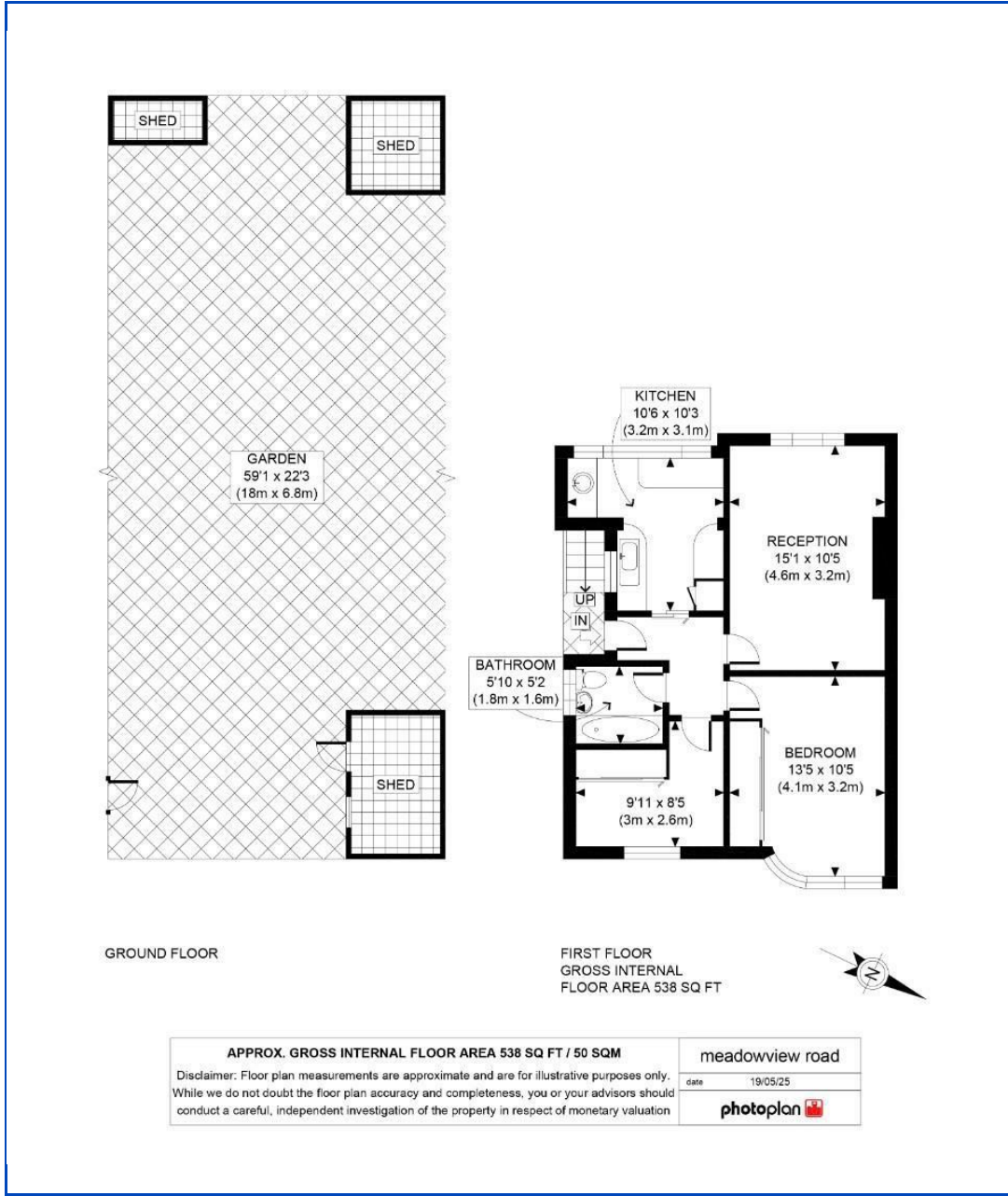
- Two bedroom maisonette
- First Floor
- Private rear garden
- Well presented throughout
- Modern fitted kitchen and bathroom
- Double glazed
- Leasehold - 142 years remaining
- Perfect first time buy
- EPC Rating C
- Council Tax Band B

Our Vendor Loves...

"We've loved living in this flat – it's been the perfect mix of comfort, space, and convenience. The area is full of green spaces, with Southend Park and Beckenham Place Park both within walking distance – ideal for weekend strolls or picnics. Our private garden has been a real haven, with a patio that's great for relaxing or entertaining, plus three handy sheds for extra storage. Inside, the flat feels spacious and thoughtfully laid out, with a bright kitchen overlooking the garden and beautiful Italian granite worktops that add a special touch. The loft offers a huge amount of storage, which has been invaluable. We're just a stone's throw from Lidl and only a 10-minute walk from a large Sainsbury's, making daily life very convenient. Transport links are excellent too, with Lower Sydenham, Beckenham Hill, and Bellingham stations all within walking distance. We will miss this place and the neighbourhood a lot!"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

