



**Catling Close, London SE23 2NU**

**welcome to**

## **Catling Close, London**

Guide Price £600,000 - £625,000. Stunning 4 bedroom House on the ever popular Catling Close SE23! This 4 bedroom house in SE23 is a spacious and well-maintained property that offers comfortable living for a growing family. The ground floor features a large and bright living room, an open-plan kitchen/breakfast room, fully equipped with modern appliances, perfect for family gatherings and entertaining. This beautiful property boasts 4 bedrooms which 3 of the 4 bedrooms have ample storage space. There is also a family bathroom. The property also benefits from a private garden, perfect for outdoor entertaining or relaxing. The location is ideal, with easy access to local amenities, public transportation, and great schools. This is a rare opportunity to acquire a house that offers comfort, style, and storage in a sought-after area. Catling Close is central to both Forest Hill and Sydenham train stations which provide easy access to London Bridge and over ground services!

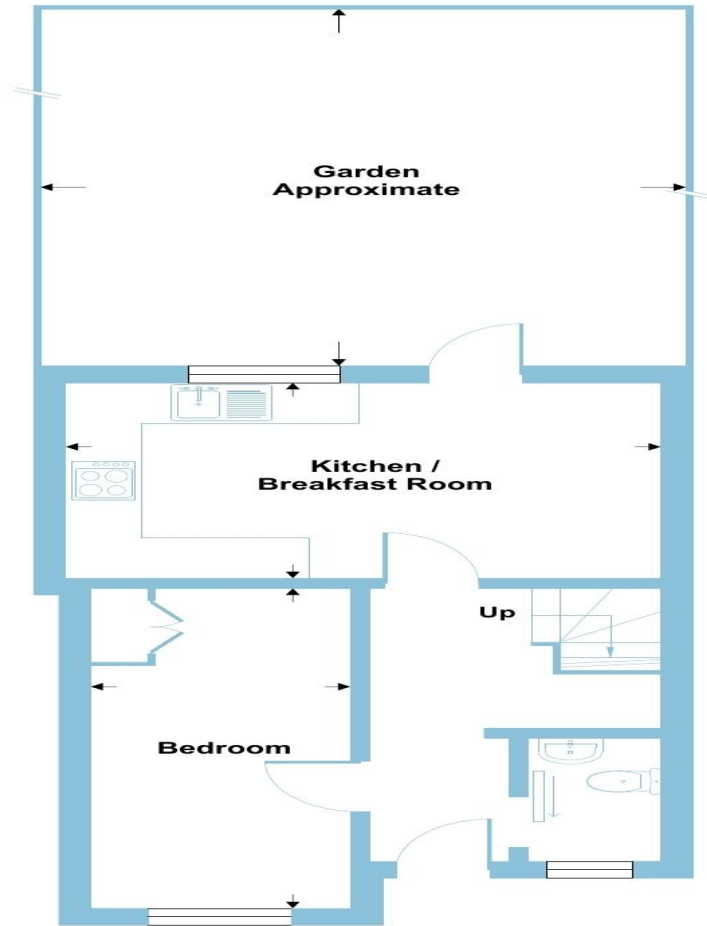




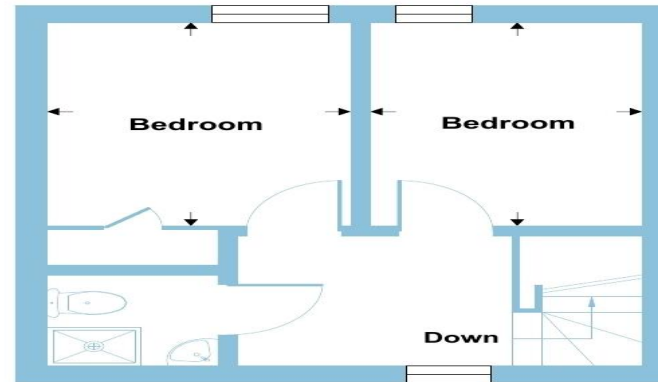
# Catling Close, London, SE23

Approximate Area = 1031 sq ft / 95.8 sq m

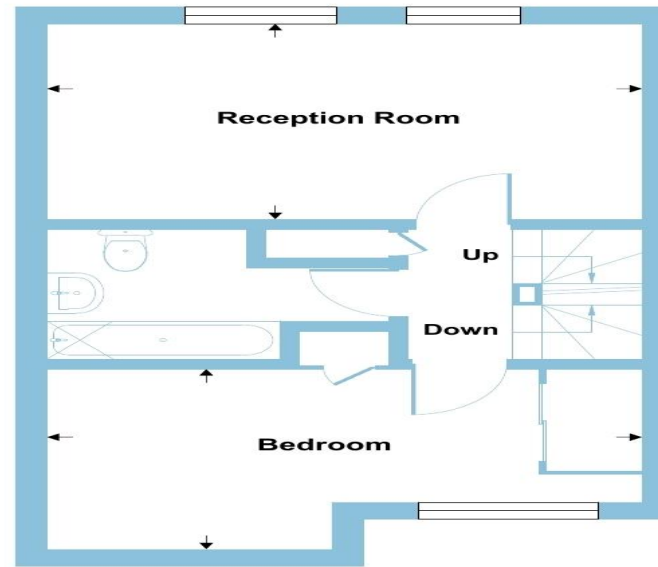
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

## Reception Room

15' 7" x 10' 1" (4.75m x 3.07m)

## Kitchen / Breakfast Room

15' 8" x 9' 8" (4.78m x 2.95m)

## Bedroom 1

15' 7" x 8' 11" (4.75m x 2.72m)

## Bedroom 2

15' 10" x 6' 10" (4.83m x 2.08m)

## Bedroom 3

9' 8" x 7' 1" (2.95m x 2.16m)

## Bedroom 4

10' 1" x 8' (3.07m x 2.44m)

## Garden

51' 3" x 15' 3" (15.62m x 4.65m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Barnard Marcus. REF: 936393



welcome to

## Catling Close, London

- Kitchen / Breakfast Room
- Large Reception Room
- 4 Bedrooms
- Private Garden
- Close To Transport Links

Tenure: Freehold EPC Rating: C

offers in excess of

**£600,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SYD102279 - 0013

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