



**Medusa Road, SE6**  
London

Guide Price **£625,000**





This striking Victorian family home measured in excess of 1,160 sq. ft. and is ideally located between Ladywell and Catford, right next to the open green space of Ladywell Fields.

The house has been in the same family for over half a decade, and has recently been subject to some well-considered remodelling and improvement works including; opening up the kitchen/dining room to create a larger, more functional and sociable space, the installation of a new modern kitchen and boiler and the front and rear gardens have been landscaped.

The house has lots of period character, excellent proportions and natural light, and offers the incoming purchaser the ability to further improve and tweak the layout/interiors to suit their individual needs, make it their own and add value.

The entrance hallway and the reception rooms are adorned with attractive period features including intricate ceiling mouldings and coving, with the reception rooms flooded with light from the large angled front bay window.

The two reception rooms can be divided using the original partition doors, which are another lovely feature, and which allow a nice flexibility to the use of these rooms. The rear reception room has built-in shelving and cabinets flanking the chimney breast with French doors leading out to the garden.

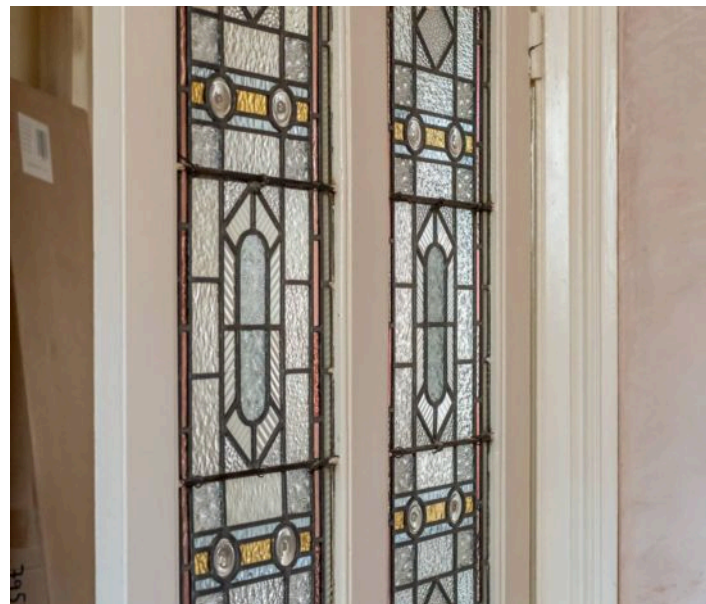




The kitchen has been opened-up and is entirely new, including a large freestanding American style fridge freezer and a moveable kitchen island providing lots of useful worktop and storage units. The garden is directly accessible from the kitchen, which is a total sun-trap being virtually due South facing to the rear. The side return offers the opportunity for extension in future, subject to the usual consents.

Upstairs there are three generous double bedrooms and a family bathroom, which requires updating, and which currently boasts some very special, old patterned tiles to match the 'avocado' bathroom suite. The loft offers lots of additional storage space, as well as the opportunity to extend the property upwards in future (subject to consent).

- Characterful Victorian family home
- Three double bedrooms
- Family bathroom
- Double reception room (with original partition doors amongst other features)
- Spacious kitchen-dining room
- South facing garden
- Potential to extend (subject to the usual consents)
- Wonderfully positioned, next to Ladywell Fields
- Good local schools
- Well-connected







The house is very well connected – it's 11 minutes on foot to Catford Bridge Station, 13 minutes to Catford Station and 14 minutes to Ladywell Station, all of which connect with Central London in under 25 minutes.

Many buses travel from Rushey Green / Lewisham High Street up into Lewisham, Blackheath, Greenwich and beyond.

Ladywell Village, Catford and Lewisham are all just a short walk away, with plenty of nice restaurants, pubs and shops including all the amenities you might need.

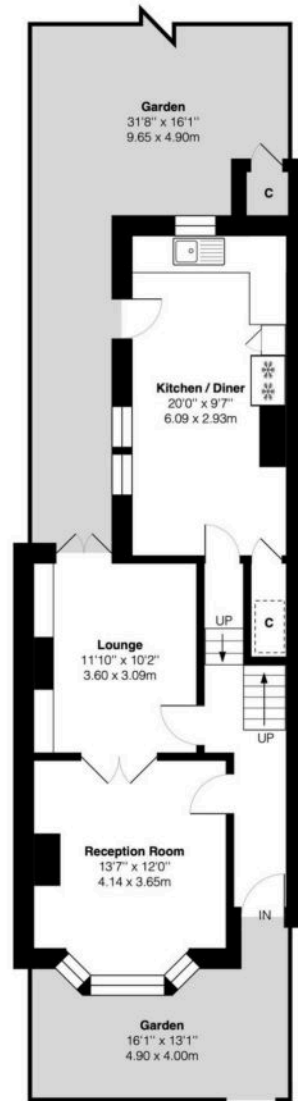
There are a number of good local schools, including Holbeach and Rushey Green Primary Schools and Secondary's include Prendergast and St Dunstan's College.

Aside from having Ladywell Fields on your doorstep, Hilly Fields, Blythe Hill Fields and Mountsfield Park are also nearby. Blackheath and Beckenham Place Park are also within easy reach.

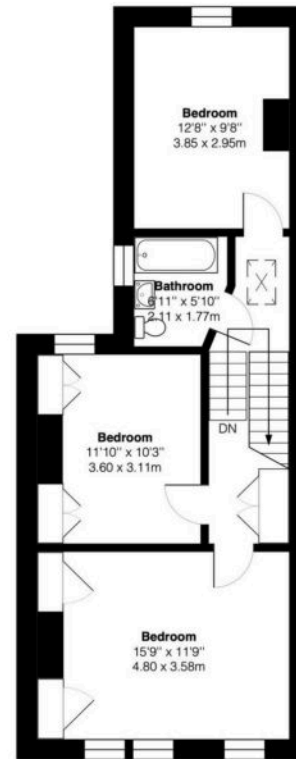


## Medusa Road, SE6

Approximate Gross Internal Area = 1165 sq ft / 108.2 sq m



Ground Floor

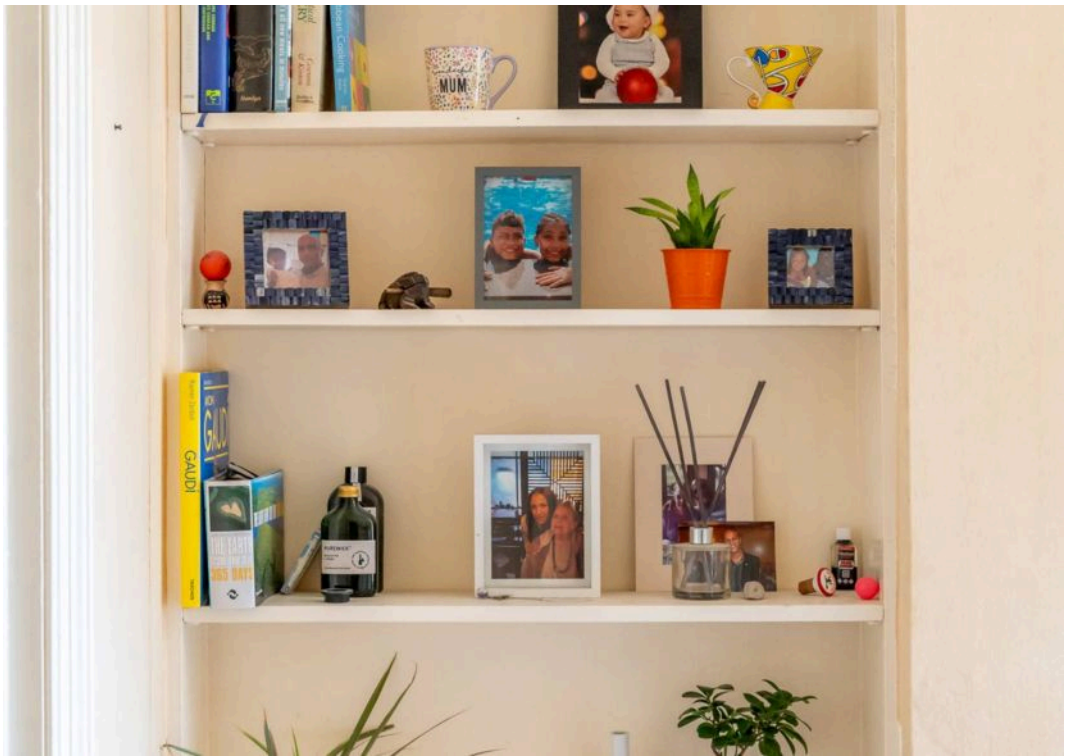


First Floor













## Properly

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