



Ravensbourne Park, SE6  
Guide Price £1,150,000-£1,250,000

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# In general

- Five bedrooms
- Spacious front reception room with bay window
- Remarkable 100ft landscaped private rear garden
- Fitted eat-in kitchen with log burner
- Beautiful front garden with driveway
- Master bedroom with en-suite bathroom
- Original stain glass windows
- Potential to extend ( STPP)
- Plenty of storage
- 0.3 miles to Catford & Catford Bridge stations

# In detail

An incredible five bedroom semi-detached family home for sale with a stunning 100ft private rear garden and off-street parking.

This wonderful property is set over 2,310 Sq Ft and comprises a spacious front reception room with bay window, five bedrooms, bathroom suite, fitted eat-in kitchen with log burner and a second reception room both leading onto a remarkable 100ft landscaped private rear garden.

Further benefits include a beautiful front garden with driveway, master bedroom with en-suite bathroom, original stain glass windows, spacious hallways, downstairs WC, utility room, fireplaces, high ceilings, plenty of storage, potential to extend ( STPP) and so much more.

The property is approximately 0.3 miles to Catford & Catford Bridge stations and 0.8 miles to Crofton Park station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. across the whole of London. It is also very well located for access to various local amenities including outstanding rated primary schools, Ladywell Fields, Blythe Hill Fields, restaurants, supermarkets, coffee shops and cafes.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax Band: E



# Floorplan

## Ravensbourne Park, SE6

Approximate Gross Internal Area  
(Excluding Outbuilding)  
215.2 sq m / 2316 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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