



25b Scrooby Street

London, SE6 4JB

£450,000 Freehold EPC: B

 **Maguire Baylis**

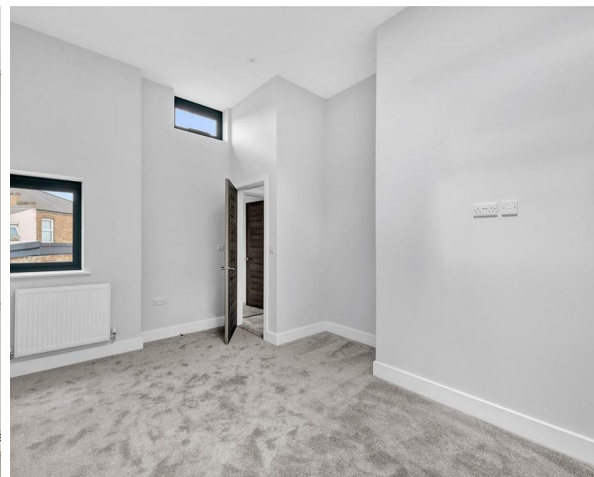


Guide Price: £450,000 - £475,000. Maguire Baylis are pleased to bring to the market for sale this stunning, Mews-Style home, forming part of an exclusive gated development, which was constructed in 2023, close to the all fantastic local amenities that Catford has to offer.

The property, which is offered for sale on a chain free basis, is beautifully finished to a very high standard throughout. The accommodation is set over two floors, and comprises an impressive open plan living area, with fully fitted kitchen, to the ground floor, along with a useful downstairs WC. Upstairs, there are two spacious double bedrooms, plus the stylishly appointed bathroom.

The Mews consists of just four properties, set around an attractive central courtyard - great for residents to enjoy outdoor entertaining. The property also features a sunny private patio to the front.

Scrooby Street is a quiet residential road that is just minutes walk from all the facilities in Catford. Nearby transport links includes Catford/Catford Bridge and Ladywell stations, all within half a mile. There's also a great choice for those seeking outdoor recreation, with Ladywell Fields, Mountsfield Park, Beckenham Place Park and the popular Ravensbourne River walk which also provides bike/walking access to Bromley and towards Lewisham/Greenwich.

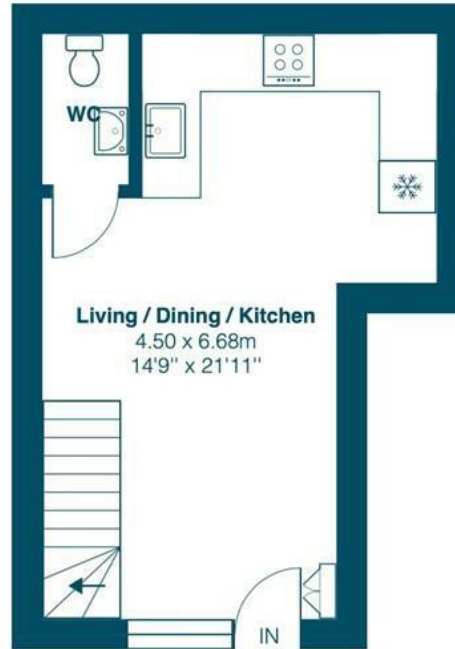


- STUNNING MEWS STYLE PROPERTY
- CONSTRUCTED 2023 ** TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH FULLY FITTED KITCHEN
- BEAUTIFULLY FINISHED TO A HIGH STANDARD THROUGHOUT
- EXCLUSIVE GATED DEVELOPMENT
- QUIET & SECLUDED SETTING ** PRIVATE PATIO AREA TO FRONT
- CLOSE TO ALL THE LOCAL AMENITIES/TRANSPORT LINKS
- SECURE CYCLE STORAGE
- LANDSCAPED COMMUNAL COURTYARD
- CHAIN FREE SALE

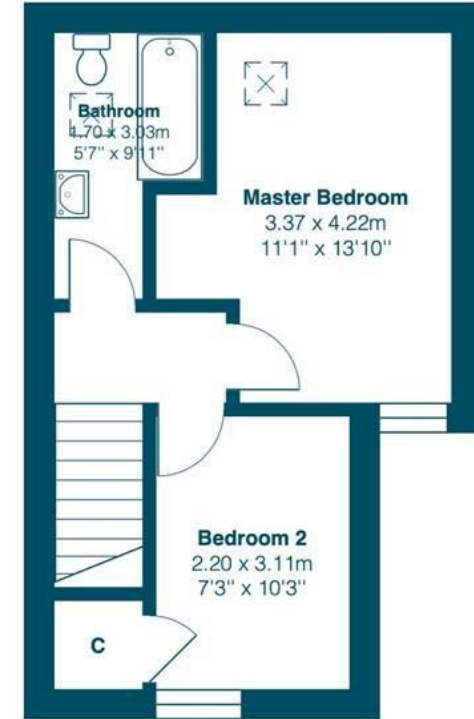


Scrooby Street

Total Area: 55.8 m² ... 601 ft²



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LIVING ROOM/KITCHEN

21'11 x 14'9 (max) (6.68m x 4.50m (max))

Triple glazed windows and door to front; herringbone style flooring with underfloor heating; understairs storage cupboard. Kitchen area fitted with a full range of integrated appliances.

DOWNSTAIRS WC

WC suite; fitted wash basin.

FIRST FLOOR LANDING

BEDROOM 1

13'10 x 11'1 (4.22m x 3.38m)

Triple glazed window to front; radiator.

BEDROOM 2

10'3 x 7'3 (3.12m x 2.21m)

High level triple glazed window to front; further skylight window; radiator; built-in storage cupboard.

BATHROOM

A stylishly appointed suite with panelled bath featuring shower over and fitted glass shower screen; fitted wash basin; WC; heated towel rail; skylight window.

COMMUNAL COURTYARD

Attractive landscaped communal courtyard.

COUNCIL TAX

London Borough of Lewisham - Band C



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.