



25d Scrooby Street

London, SE6 4JB

**£375,000 Freehold EPC: C**

 **Maguire Baylis**





Guide Price: £375,000 – £400,000. A stunning recently built single storey Mews Style home with private garden, forming part of an exclusive gated development close to the all fantastic local amenities that Catford has to offer.

The property, which is for sale on a chain free basis, has been beautifully finished to a very high standard throughout. The well configured accommodation comprises a welcoming entrance hall, an impressive open plan living area with fully fitted kitchen, spacious double bedroom, 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.

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 towards both Bromley and Lewisham/Greenwich.

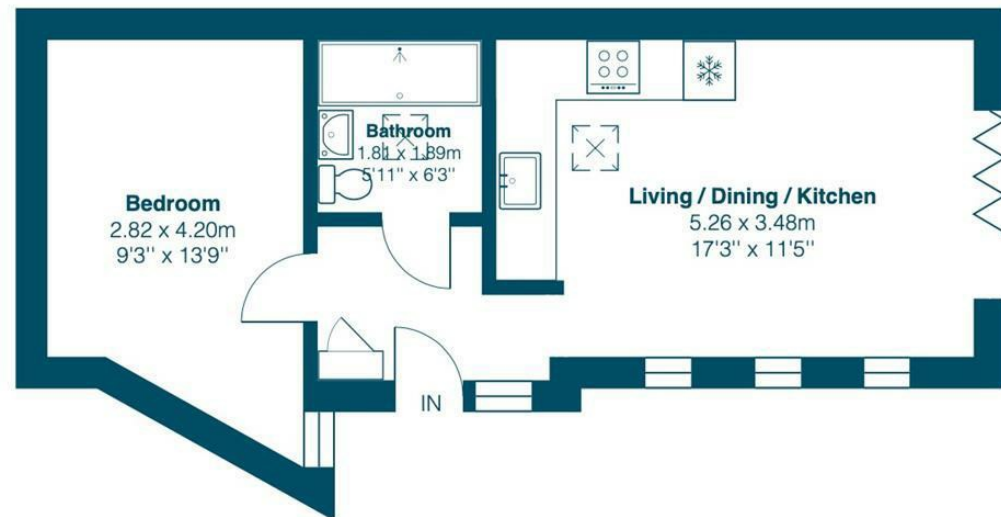


- RECENTLY BUILT MEWS STYLE PROPERTY
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM WITH FULLY FITTED KITCHEN
- BEAUTIFULLY FINISHED TO A HIGH STANDARD THROUGHOUT
- BI FOLDING DOORS LEADING TO PRIVATE GARDEN
- EXCLUSIVE GATED DEVELOPMENT
- QUIET & SECLUDED SETTING
- CLOSE TO ALL THE LOCAL AMENITIES
- SECURE CYCLE STORAGE. COMMUNAL COURTYARD
- CHAIN FREE SALE



## Scrooby Street

Total Area: 37.6 m<sup>2</sup> ... 404 ft<sup>2</sup>



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.

**ENTRANCE HALLWAY**

Part glazed entrance door.

**OPEN PLAN LIVING/KITCHEN**

17'3 x 11'5 (5.26m x 3.48m)

Bi-folding door leading to private garden; herringbone style flooring with underfloor heating. Kitchen area fitted with a full range of integrated appliances.

**BEDROOM**

13'9 x 9'3 (4.19m x 2.82m)

Triple glazed window to front; skylight roof window; underfloor heating.

**BATHROOM**

A stylishly appointed suite with large walk-in shower cubicle; fitted wash basin; WC; heated towel rail; skylight roof window.

**PRIVATE GARDEN**

16'6 x 12'6 (5.03m x 3.81m)

A private garden to the front enjoying a sunny aspect. laid with artificial lawn.

**COMMUNAL COURTYARD**

Each of the residents at Scrooby Street will be responsible for sharing costs for maintaining the small communal courtyard. We are advised that these costs will be around £100/year.

**COUNCIL TAX**

London Borough of Lewisham – Band B



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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.