



## Brownhill Road, London, SE6 1AT

- Four / five bedrooms
- Separate kitchen
- Off street parking for 2 cars
- In need of modernisation
- Sold chain free
- Two / three reception rooms
- Rear garden 125ft
- End of terrace period house
- 1480 sq ft
- Hither Green Station 0.7 miles

**Asking Price £575,000**

**Tenure: Freehold**

**HUNTERS®**

HERE TO GET *you* THERE

# Brownhill Road, London, SE6 1AT

Chain free, four bedroom end of terrace period house with three reception rooms, separate kitchen and a 125ft rear garden.

On the ground floor, there is a reception room to the front - over 13ft deep into the front bay. Then there is a dining room which opens onto a separate kitchen, with a door to the rear garden. Next is a shower room with WC, and to the back a further reception room, currently used as a bedroom, with door to the garden.

On the first floor, there is the main bedroom to the front - over 16ft wide, plus a second double bedroom behind this, with a further two bedrooms and a family bathroom down the landing.

To the front of the house is a paved front drive with space to park two cars off street. A gate leads to a passage down the side of the house to the rear garden. The garden itself is approx. 125ft with huge potential to create something wonderful.

The house has four bedrooms and three reception rooms downstairs, but is currently arranged with five bedrooms and two receptions. Overall the house is in need of modernisation.

Please call the Sales Team at Hunters Catford to book your viewing.

Hither Green Station 0.7 miles - with trains to London Bridge, Charing Cross and Cannon Street.  
Catford station is also 0.9 miles with trains to Denmark Hill (for Kings), Blackfriars and St Pancras.

Catford town centre is 0.5 miles away, with supermarkets, shops, Catford Mews 3 screen cinema and the Broadway Theatre, plus plenty of cafés and bars. There is a Co-op across the road.

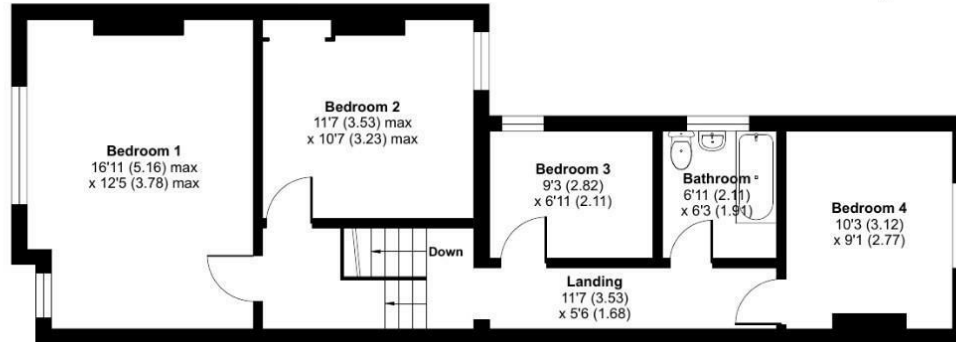
Mountsfield Park 100m across the road - with grassland, rose garden, community garden and café, plus great views over south London.



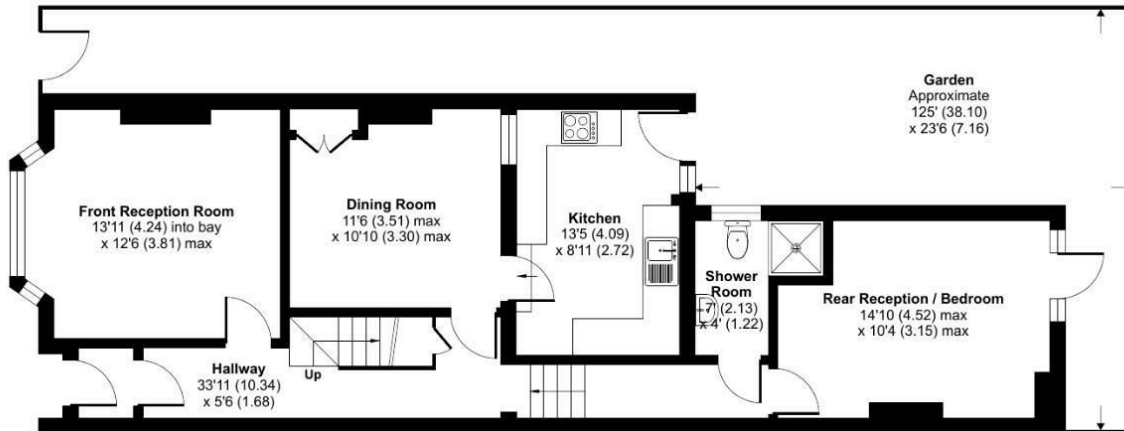
# Brownhill Road, London, SE6

Approximate Area = 1480 sq ft / 137.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		74	EU Directive 2002/91/EC		42
England & Wales			England & Wales		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters. REF: 1050154

### Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD

Tel: 020 8698 7499 Email:

catford@hunters.com <https://www.hunters.com>



**HUNTERS**  
HERE TO GET *you* THERE