



Swallands Road, London, SE6 3HG

- Guide Price £425,000 to £450,000
- Sold Chain Free
- 17ft Living Room
- Front Garden and Driveway
- Next to Bellingham Green
- Three Bedrooms
- Semi Detached House
- Separate Kitchen with door to rear garden
- Bellingham Station 0.3 miles
- EPC D

Guide Price £425,000 to £450,000



Swallands Road, London, SE6 3HG - Guide Price £425,000 to £450,000

DESCRIPTION

Guide Price £425,000 to £450,000. Three bedroom, semi-detached freehold house with front and rear gardens, plus driveway. Sold chain free.

Walking down the driveway and entering the front door, you have the ground floor with a 17ft front reception room and a 14ft kitchen with door to the rear garden. The kitchen has white wall and base units and space for appliances. There is also a separate WC just up the first stairs.

On the first floor there are three bedrooms (two doubles and a decent single) and the family bathroom.

To the rear, the garden is approx. 43' in length, with decking by the house and a lawn past this. To the front, there is a garden area, plus the driveway down the side of the house.

Bellingham Green is across the road and Bellingham Station is 0.3 miles.

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

Local shops 0.2 miles

Sainsbury's Savacentre and Bell Green Retail Park 0.7 miles.

Bellingham Leisure Centre 0.3 miles

Catford town centre is a mile away, with supermarkets, shops, Catford Mews 3 screen cinema and the Broadway Theatre, plus plenty of cafés and bars.

Elfrida Primary School 0.2 miles

Athelney Primary School 0.3 miles

Bellingham Station 0.3 miles - with trains to Denmark Hill, Blackfriars, St Pancras and Bromley South

Lower Sydenham Station 0.8 miles - with trains to London Bridge, Charing Cross and Cannon Street

Waterlink Way river walk 0.3 miles

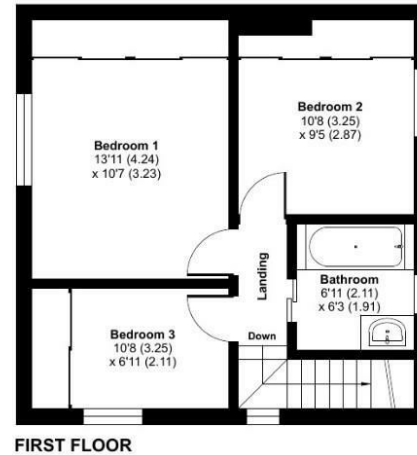
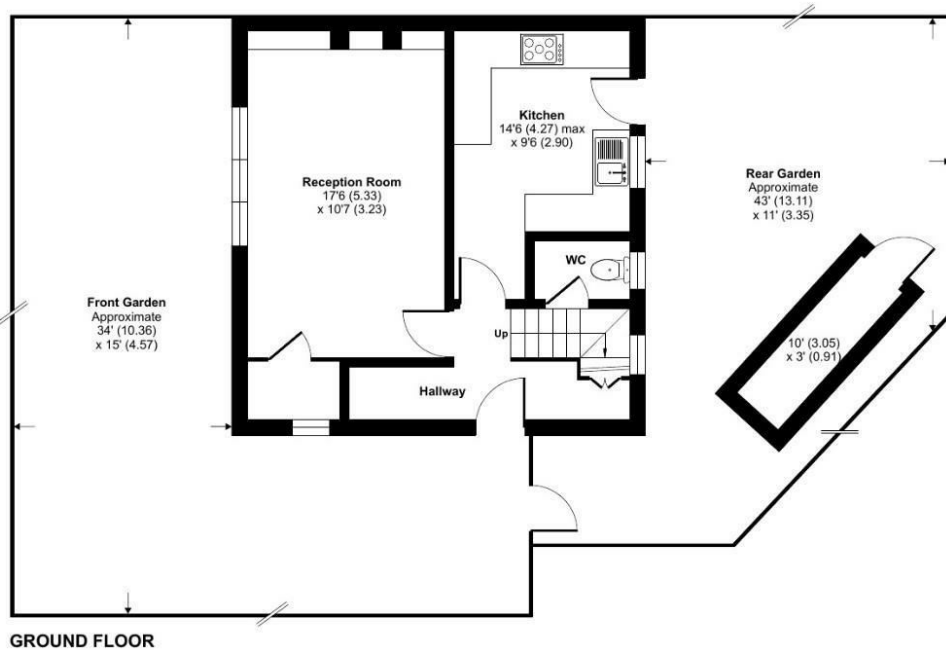
Beckenham Place Park is 0.8 miles, with 237 acres of parkland, local nature reserve, woodland and outdoor swimming lake.





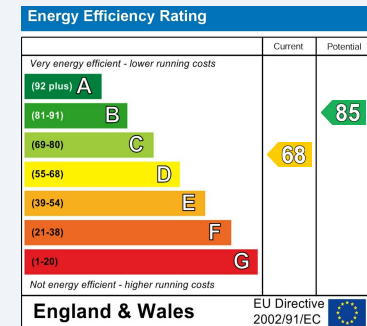
Swallands Road, London, SE6

Approximate Area = 876 sq ft / 81.3 sq m
 Garage = 30 sq ft / 2.7 sq m
 Total = 906 sq ft / 84 sq m
 For identification only - Not to scale



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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters. REF: 1089120



153 Rushey Green, Catford, SE6 4BD
 Tel: 020 8698 7499 Email: catford@hunters.com <https://www.hunters.com>

