



## Faversham Road, London, SE6 4XE

- Guide Price £375,000 to £400,000
- Share of Freehold
- Kitchen / Reception Room
- Catford / Catford Bridge rail stations 0.4 miles
- Blythe Hill Fields 350 metres
- Beautifully presented garden flat
- 1-2 double bedrooms
- Ground floor with private rear garden
- Honor Oak Park Station 0.9 miles
- EPC D

**Guide Price £375,000 to £400,000**



# Faversham Road, London, SE6 4XE - Guide Price £375,000 to £400,000

## DESCRIPTION

Guide Price £375,000 to £400,000. Beautifully presented 1-2 bedroom ground floor flat with private rear garden and 1-2 reception rooms. Share of Freehold.

The front room is the kitchen / reception room with space for a sofa in the front bay, plus home office unit, not to mention a great kitchen with breakfast bar. The worktop is solid wood American walnut, with contemporary white wall and base units, plus induction hob, Bosch oven and integrated washing machine, dishwasher and fridge freezer.

Moving through the flat to the left is the bedroom with space for a double bed and mirrored wall to ceiling wardrobe. On the right is the contemporary bathroom with modern suite and units, storage and travertine natural stone tiles.

The rear bedroom is used as a second living room, a wonderful space to relax. One wall is exposed brick, the others in soft grey, with light from the dual aspect windows, and a door to the rear garden.

The garden is a lovely secluded spot with planters, pots and climbers, plus decking to the rear with summer benches and chairs.

### Transport

Catford station 700m, with trains to Denmark Hill, Blackfriars and Farringdon  
Catford Bridge station 750m, with trains to London Bridge, Cannon Street and Charing Cross  
Honor Oak Park Overground 0.9 miles

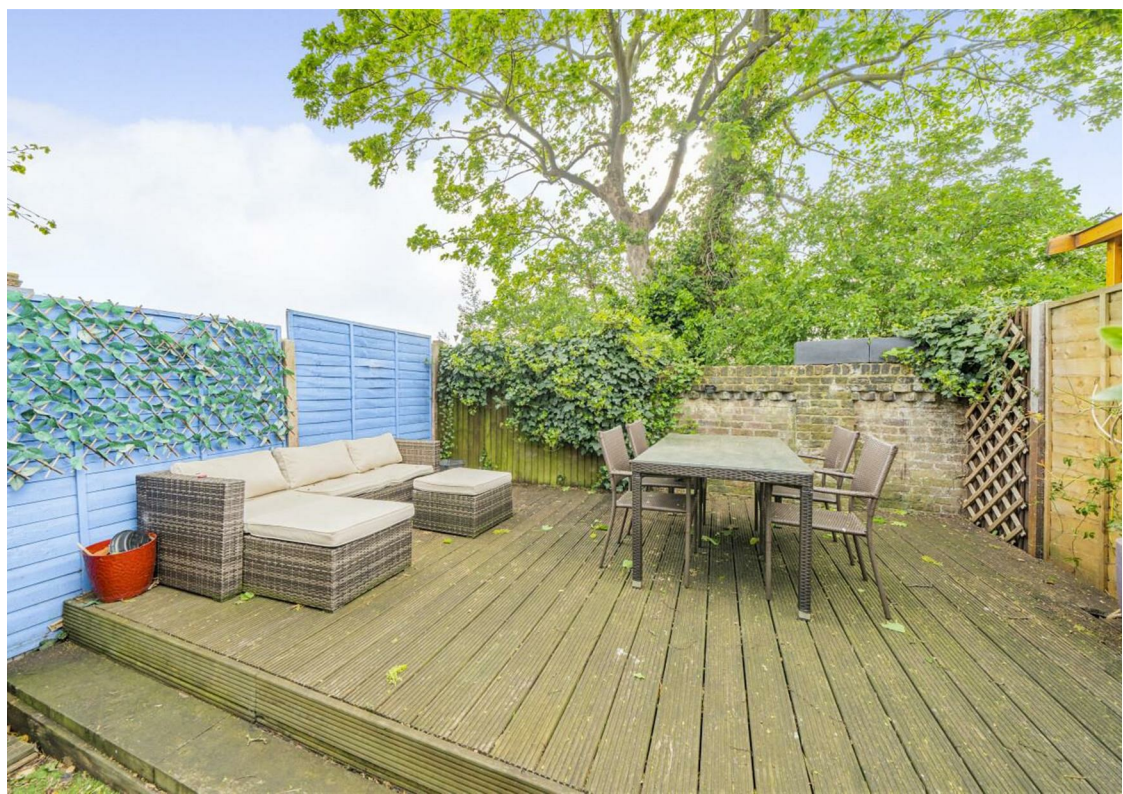
### Amenities

Catford town centre is 0.4 miles away, with supermarkets, shops, Catford Mews 3 screen cinema and the Broadway Theatre, plus plenty of cafés and bars.  
Forest Hill 1.2 miles - shops and cafés, plus the Horniman Museum

### Parks

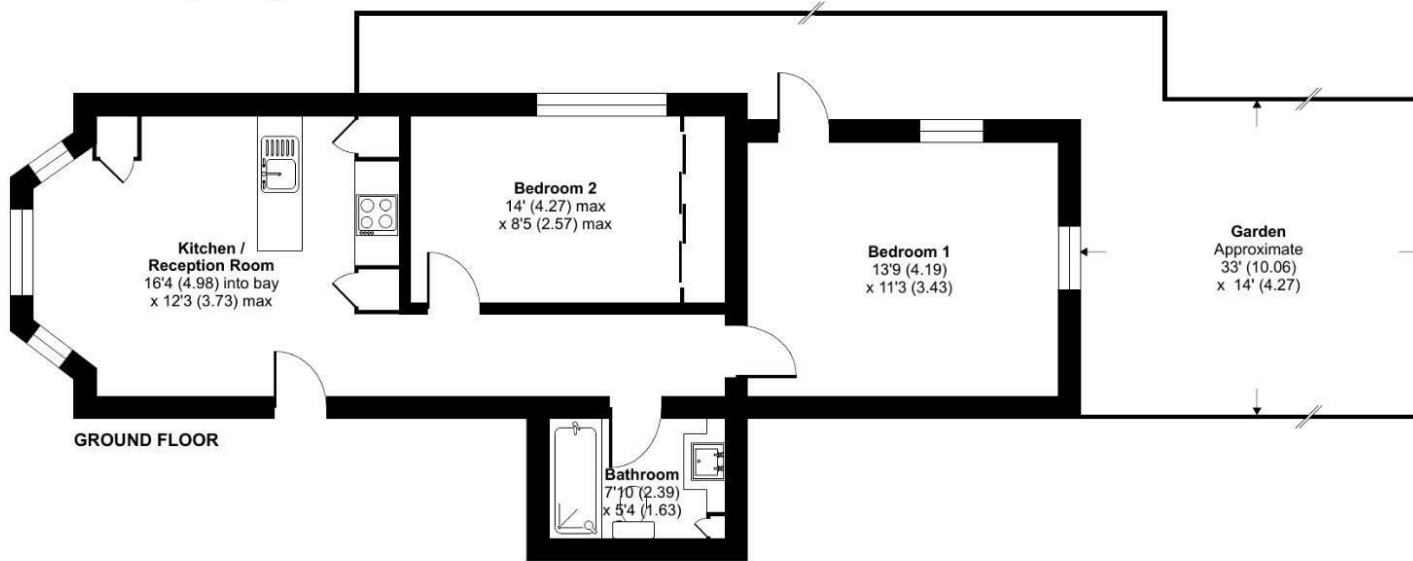
Blythe Hill Fields 350 metres - open spaces, a playground, trim trail and great panoramic views  
Ladywell Fields 750 metres - 54 acres of green space, with tennis courts, bowling green and nature reserve





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Approximate Area = 590 sq ft / 54.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters. REF: 1111619

## Viewings

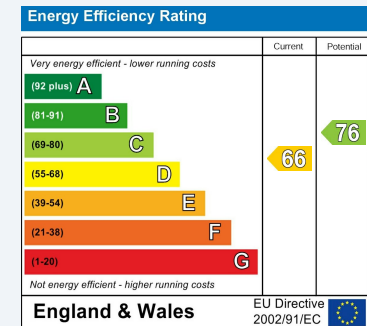
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

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

## 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.



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