



Bellingham Road, London, SE6 1EH

- Guide Price £600,000 to £625,000
- Open plan kitchen diner
- 83ft Rear garden
- Garage
- Three double bedrooms
- Stunning bathroom
- Garden Office
- EPC D

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DESCRIPTION

Guide Price £600,000 to £625,000. Beautiful three bedroom 1930s semi-detached house with garage and 83ft rear garden, plus garden office.

Hunters are pleased to present this lovely family home with so many attractive features: wooden flooring to both floors; front drive and garage; side access; rear garden; garden office; tri-fold doors to the garden; stained glass front door; kitchen opening to the dining room; walk-in shower and a gorgeous free standing bath.

The vendors also inform us that a new boiler and radiators were fitted last year, and the house was rewired in 2014.

On the ground floor, the wooden floors have all been sanded and stained, with the hallway leading through to a bright front reception, and an open plan kitchen-diner with tri-fold doors to the garden, plus a modern kitchen with induction hob and high gloss wall and base units.

Upstairs there are three double bedrooms, with the front bedroom being over 15ft deep into the front bay. The bathroom is absolutely stunning with a modern freestanding bath and superb walk-in shower.

The rear garden is 83ft long with a central lawn, lovely trees, flower beds and space for a trampoline, garden table and chairs, plus an excellent modern garden office to the rear.

To the front there is a driveway for off street parking, plus single garage and side access to the rear garden.

All in all, you have a wonderful family home ready to become your new home. Please call the Sales team at Hunters Catford to arrange your viewing.

Hither Green Station 1.2 miles
Bellingham station 0.7 miles

Torridon Primary School 0.1 miles
Sandhurst Primary School 0.6 miles

Local Shops and Post Office 0.3 miles
Corbett Community Library 0.5 miles
Catford town centre 1.1 miles away with The Broadway Theatre, supermarkets and plenty of café and restaurant choices.

Forster Memorial Park 0.2 miles. 42 acres of open grassland surrounded by ancient woodland.

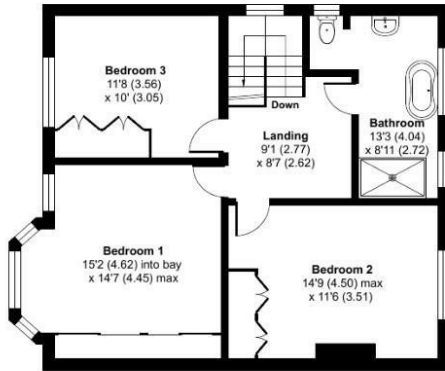




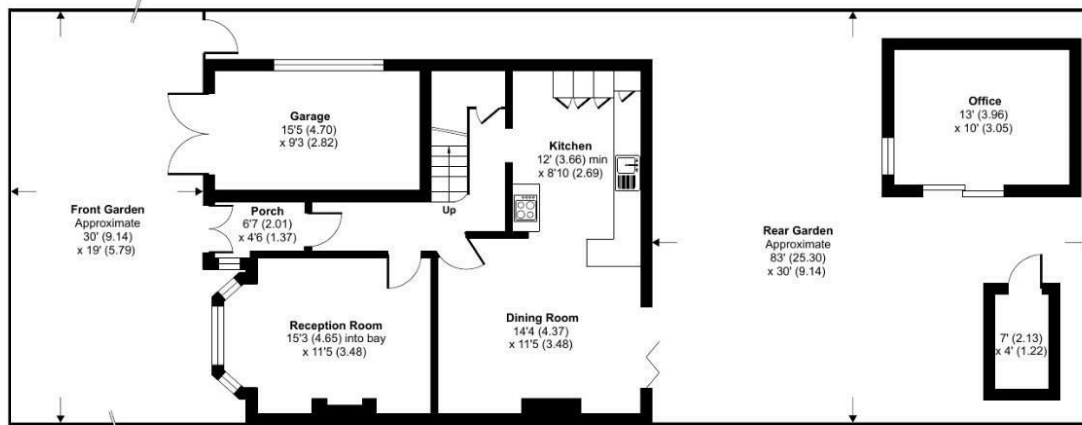
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Approximate Area = 1359 sq ft / 126.2 sq m
 Garage = 134 sq ft / 12.4 sq m
 Outbuilding = 158 sq ft / 14.6 sq m
 Total = 1651 sq ft / 153.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters. REF: 1137338

Viewings

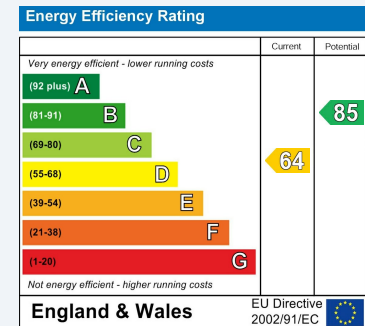
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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