



## Brookdale Road, London, SE6 4JP

- Guide Price £800,000 to £840,000
- Extended Kitchen / living / diner with bi-fold doors
- Restyled bathroom with walk in rain shower
- Ladywell Fields - at the end of the road
- Catford Bridge Station (for London Bridge) 0.4 miles
- Three double bedroomed Victorian end of terrace house
- Through lounge with herringbone wood flooring
- 35ft Landscaped Rear Garden
- Lewisham Hospital 0.3 miles
- EPC D

**Guide Price £800,000 to £840,000**



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Guide Price £800,000 to £840,000. A sumptuous three bedroom end of terrace Victorian house that has been beautifully decorated and extended to create a stunning kitchen diner at the heart of a wonderful home.

The kitchen diner was completely remodelled in 2023 with seven metre-long glazing that runs the entire length of the room, and a bespoke kitchen with ceramic worktops, plus top of the range appliances. complete with underfloor heating. The kitchen has been used multiple times for filming and on the BBC!

The kitchen opens out onto the garden through bifold doors. The garden has been landscaped with gravel, decking and fruit trees - including mains electric for working from home.

The through reception has oak solid wood flooring in a herringbone pattern, with panelling to the walls and solid wood shutters throughout.

There is also a downstairs WC.

Upstairs there are three double bedrooms, each in its own tasteful tone. The bathroom has been entirely redesigned to create a haven of serene charm with a walk-in rain shower finished with herringbone tiling to the shower walls.

Sometimes in life you shouldn't compromise on the finer aspects of design. If that is you, then this your home! Call Hunters Catford to be one of the first to arrange your viewing.

Catford Bridge Station 0.4 miles, with trains to London Bridge, Cannon Street and Charing Cross

Catford Station 0.5 miles, with trains to Blackfriars, Farringdon and St Pancras

Ladywell Station 0.6 miles through the park - trains as Catford Bridge Station

Ladywell Fields - at the end of the road - 54 acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve.

Catford town centre 0.2 miles, with many shops, plus the Broadway Theatre, supermarkets, restaurants, pubs and Catford Mews 3 screen cinema complex with café and food market.

Ladywell 0.7 miles - coffee shops, cafés and the Ladywell Tavern

Holbeach Primary School 0.1 miles

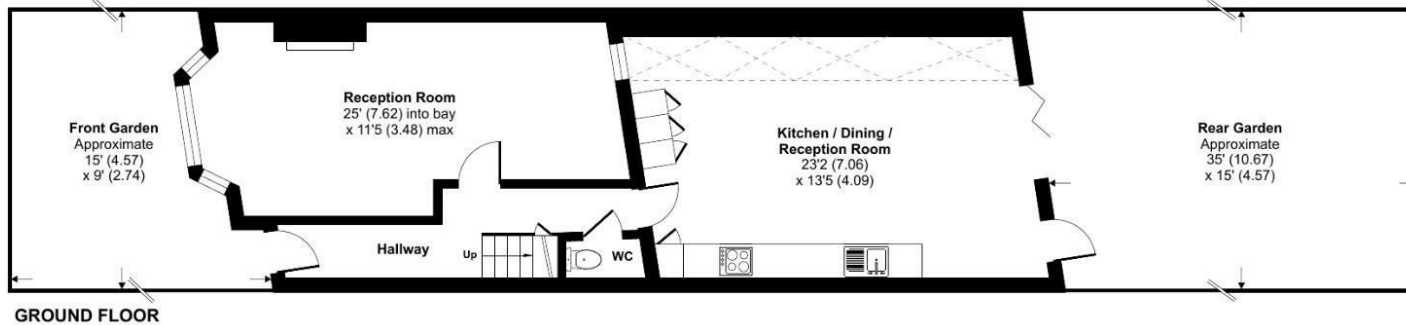
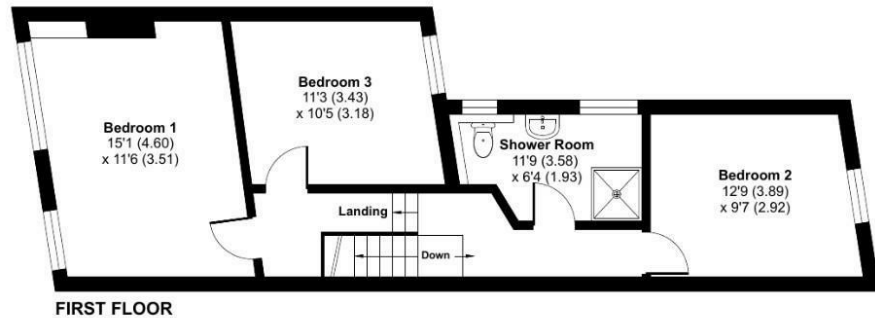
St Dunstan's College 0.6 miles





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Approximate Area = 1311 sq ft / 121.7 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). © nrichcom 2024. Produced for Hunters. REF: 1160526

## Viewings

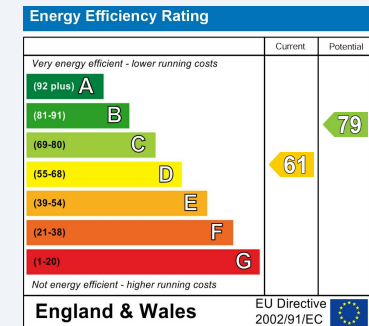
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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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