



## Barmeston Road, London, SE6 3BH

- Guide Price £500,000 to £525,000
- Period terrace house
- Two reception rooms
- Rear Garden 34ft plus
- Catford Bridge Station 0.7 miles
- Two double bedrooms
- Plenty of charm and style
- Large bathroom
- Front Garden and driveway for 2-3 cars
- EPC D

**Guide Price £500,000 to £525,000**





# Barmeston Road, London, SE6 3BH

Guide Price £500,000 to £525,000. A lovely two bedroom period terrace house, beautifully decorated, with plenty of charm, large bathroom, plus long front and rear gardens.

Walking into this wonderful home gives you a whole cocktail of positive emotions - first from the style and charm, then the character and joy, finishing with a real sense of warmth and home - this is the place to be!

The heart of this home has to be the front reception room - the deep blues embracing and energising you, with the wooden shutters in the bay and the bespoke cupboards adding to the sense of quality. Not to miss out, the dining room, opening off the front reception, continues the deep blue theme and adds to it as the social centre, for dining, entertaining and having fun.

To the rear, the kitchen has plenty of space for wall and base units, hob and extractor, plus appliances. Behind this is the conservatory opening onto the rear garden.

Upstairs, the main double bedroom has double windows with shutters, and fitted bespoke cupboards with plenty of storage space. The second bedroom is a smaller double with window to the rear. The bathroom is over 10ft deep, with shower over bath, and finished with wall tiles in golden tones.

The first part of the garden has space for garden furniture, shrubs and pot plants, while the rear of the garden stretches much further and is yet to be explored! The front garden is 62ft long with space to park 2-3 cars.

The current owner has loved and cared for her home of 22 years, but is now looking to move out of London. Could this be the house for you?

Catford town centre 0.5 miles: coffee shops, supermarkets, the Broadway Theatre plus plenty of restaurants and cafes.

Catford Bridge Station 0.7 miles: trains to London Bridge, Cannon Street and Charing Cross

Bellingham Station 0.6 miles: trains to Blackfriars and Farringdon

Beckenham Place Park 1.3 miles: 237 acres of parkland, local nature reserve, ancient woodland, sports facilities, Green Chain Walk





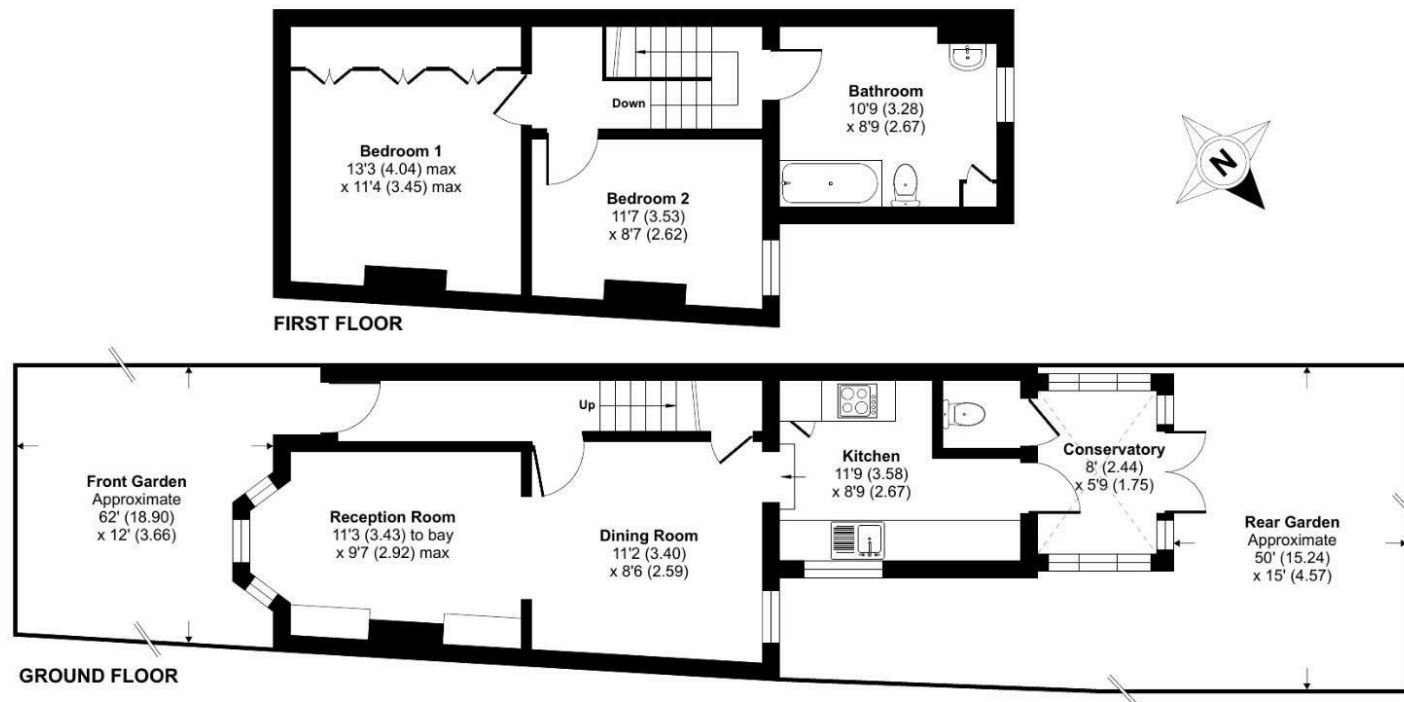




## Barmeston Road, London, SE6

Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters. REF: 1210503

### Viewings

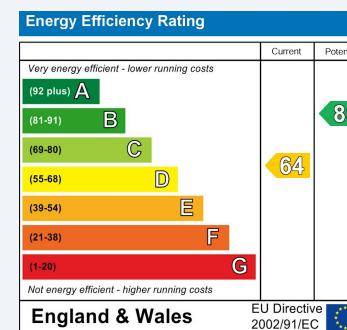
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.