



Canadian Avenue, London, SE6 3AS

- Guide Price £1,000,000 to £1,100,000
- 4 bedrooms
- Rear garden
- Sold Chain Free
- Catford station 0.4 miles
- Edwardian semi-detached villa
- 3 reception rooms
- Front driveway for 3 cars
- Catford Bridge station 0.4 miles
- EPC D

Guide Price £1,000,000 to £1,100,000



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Guide Price £1,000,000 to £1,100,000. Four bedroom, semi-detached Edwardian Villa in the Culverley Green Conservation Area. Sold Chain Free. 2,126sq ft.

This house is a wonderful example of the early Edwardian Villas in the conservation area with their high ceilings, large rooms, huge bay windows, detailed colonettes, decorative cornicing and long gardens.

This villa has three reception rooms and a kitchen on the ground floor, with four bedrooms, a bathroom and WC on the first floor. The rear reception is over 20ft deep into the rear bay, opening through patio doors to the rear garden. The front reception is over 18ft deep into the front bay, with the dining room in the middle, and the kitchen off this.

On the first floor, the front bedroom is 18ft into the front bay; the rear bedroom over 14ft into the rear bay overlooking the garden, with the third bedroom over 14ft, and the fourth room 12ft long and suitable as a single or a home office. The bathroom is the size of a bedroom at over 11ft deep, with bath, separate walk in shower, basin and WC, with an additional separate WC next to the bathroom.

The rear garden is primarily lawn, with a paved patio behind the house, and a flower bed and shrubs down one side, plus a fishpond and mature trees to the rear.

There is a driveway to the front with space for 3 cars.

The loft is part boarded.

The house is freehold and sold chain free.

Canadian Avenue is a tree lined road with many Edwardian semi-detached villas within the Culverley Green Conservation Area. The houses have projecting gables to the front, with two storey front bays. The bay windows are framed by colonettes, topped by carved detailing.

Please contact the Sales Team at Hunters to arrange your viewing.

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

Catford Station 0.4 miles with trains to Blackfriars and Farringdon

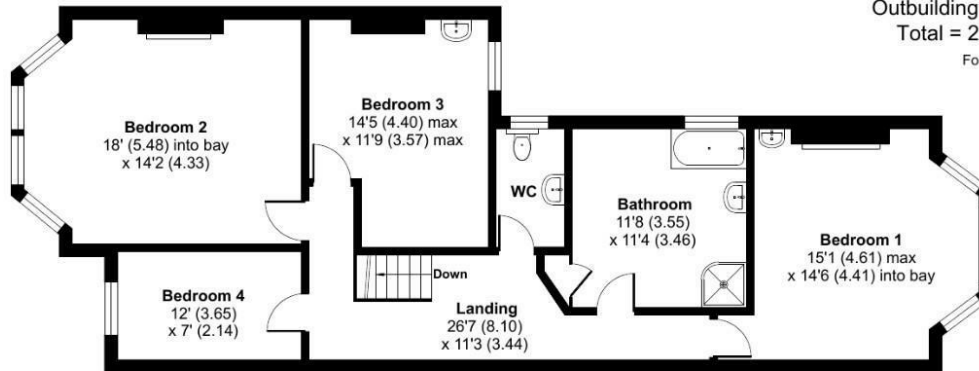
Catford Town Centre 0.3 mile with shops, cafes, restaurants and supermarkets



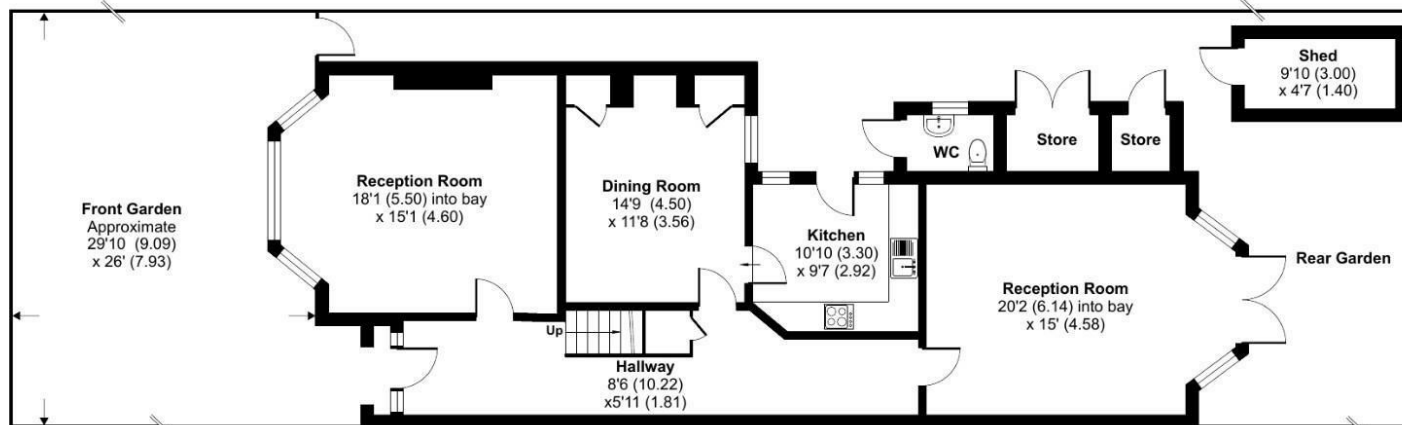


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Approximate Area = 2126 sq ft / 197.5 sq m
 Outbuilding = 102 sq ft / 9.4 sq m
 Total = 2228 sq ft / 206.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1313419

Viewings

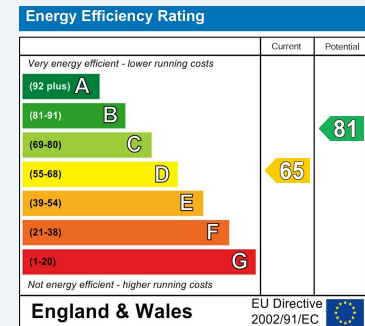
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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