



Crutchley Road, Catford, SE6 1QN

£2,150 PCM



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AVAILABLE IMMEDIATELY & UNFURNISHED.

A modernised three-bedroom semi-detached family home quietly tucked away in a quiet cul-de-sac.

This deceptively spacious and well presented three bedroom house. Benefits include double glazing, recently installed gas boiler, modern kitchen, painted in neutral tones throughout and a good size rear garden which has been thoughtfully planned for low maintenance.

There is a small, but useful garden shed ideal for storing general gardening equipment, bikes or outdoor furniture. Please note that there is also a larger summerhouse, which is excluded from use.

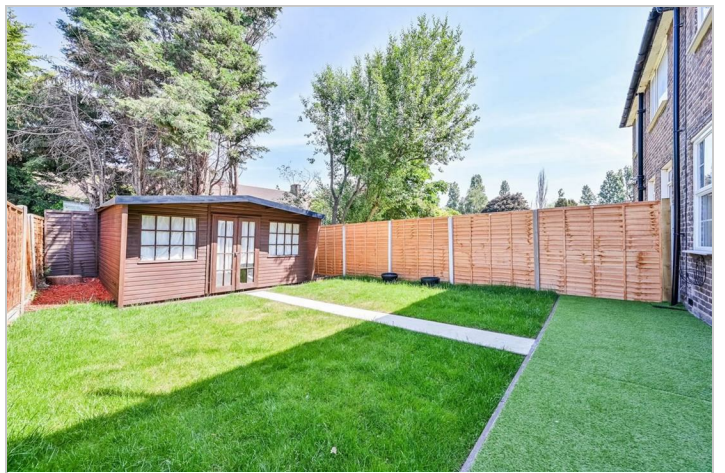
The ground floor accommodation comprises a welcoming entrance hall opening into a galley style kitchen with direct access to the private rear garden and a generously proportioned open plan living space offering the flexibility of being one entire room or arranged to create a layout that suits dual functionality. Upstairs there are two double bedrooms and one single and a modern family shower room (no bath).

Street parking, no permit required. No allocated parking.

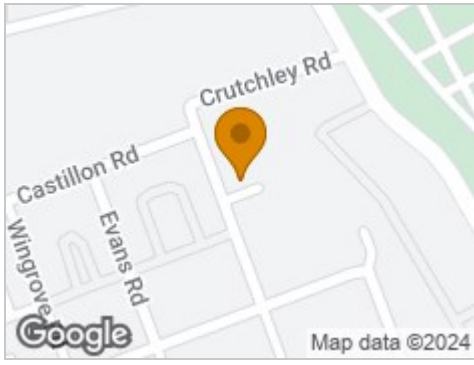
The area is growing in popularity amongst commuters as journeys from its 3 nearest stations (Bellingham, Lee and Grove Park) can take as little as 15 minutes to Central London. There are also a good selection of local

schools and lovely open spaces including Forster Memorial Park and Mountsfield Park within easy reach.

Council Tax Band: D (Lewisham)
Holding Deposit: £496



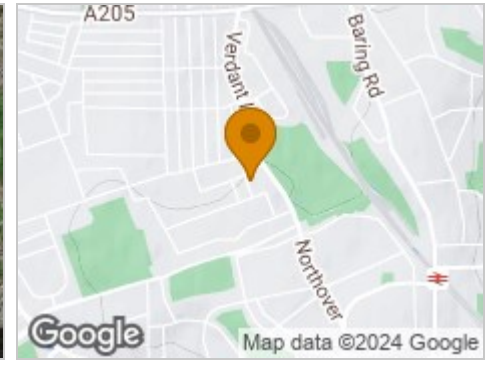
Road Map



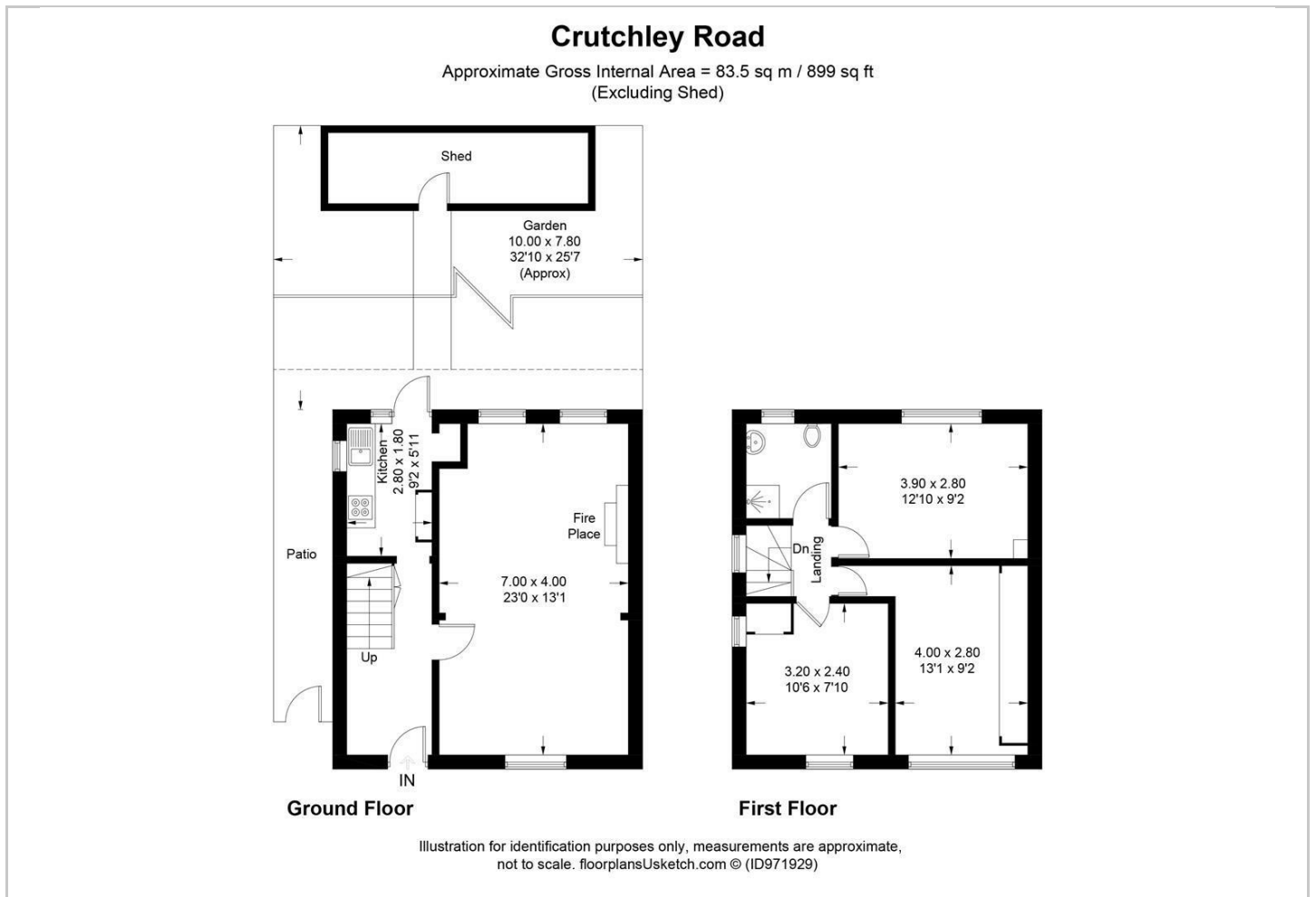
Hybrid Map



Terrain Map



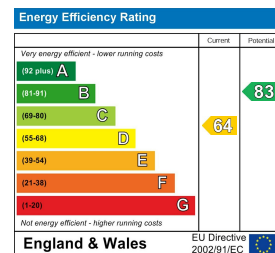
Floor Plan



Viewing

Please contact our Hirsch Estates Office on 020 3002 0587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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