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Independent estate agency

129 Burford Road London SE6

Guide price £550,000

Three bedrooms

Freehold

A bright and well-presented three-bedroom house with a spacious kitchen and dining room, landscaped rear garden and off-street parking.



Off-street parking

Landscaped rear garden

Loft potential STPP

The property is fully double glazed throughout and offers well-balanced accommodation across two floors. A guide price of £550,000 is quoted, with a guide range of £550,000-£575,000.

The house is approached through a paved front garden providing off-street parking and entered through an enclosed porch. Inside, the entrance hall has dark wood flooring that continues into the kitchen and dining room, space for coats and two useful understairs storage cupboards.

Viewing strictly by appointment with No-Flies

The accommodation

Reception room

To the left is a pretty reception room with a wide bay window overlooking Burford Road. The room has woodblock flooring and fitted storage within both chimney-breast recesses.

Kitchen and dining room

At the end of the hall is the spacious and particularly bright kitchen and dining room. It is fitted with an extensive range of white high-gloss units, complemented by granite-effect work surfaces. Integrated appliances include a full-size dishwasher, double oven and hob, while there is space for two further freestanding appliances. There is ample room for a full-size dining table and chairs, and glazed double doors open directly onto the rear garden.

First floor

A staircase with an open timber balustrade rises to the first-floor landing, which gives access to all three bedrooms, the bathroom and the loft. Subject to the necessary planning permission and consents, the loft may offer scope to extend the accommodation.

Bedrooms and bathroom

The principal bedroom is a spacious double with an original fitted wardrobe, an additional full-height built-in wardrobe and a wide bay window overlooking Burford Road. The second bedroom is another generously proportioned double, with a picture rail, original fitted wardrobe and a large casement window overlooking the garden. The third bedroom would make an ideal single bedroom, nursery or home office. The bathroom is attractively fitted with a white three-piece suite, including a bath with shower over, together with a heated towel rail.

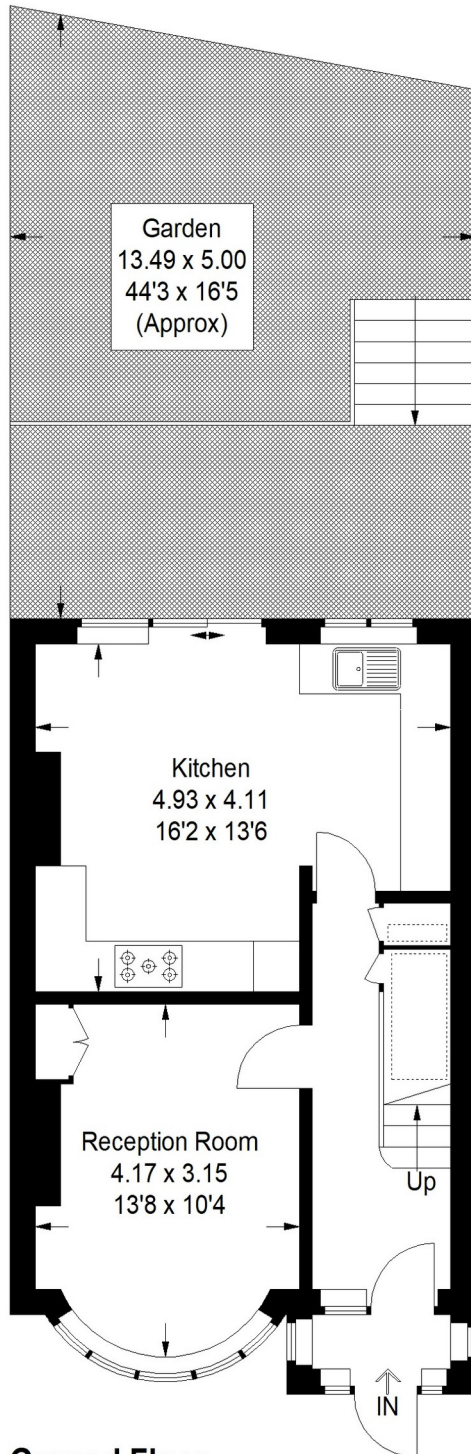
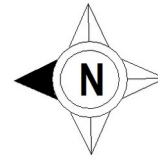
Garden

Immediately outside the kitchen is a raised decked terrace, from which steps with integrated lighting lead down to the main garden. This is principally laid to lawn, with beds planted with mature shrubs and perennials. At the far end is a second decked seating area and a paved section occupied by a substantial storage shed.



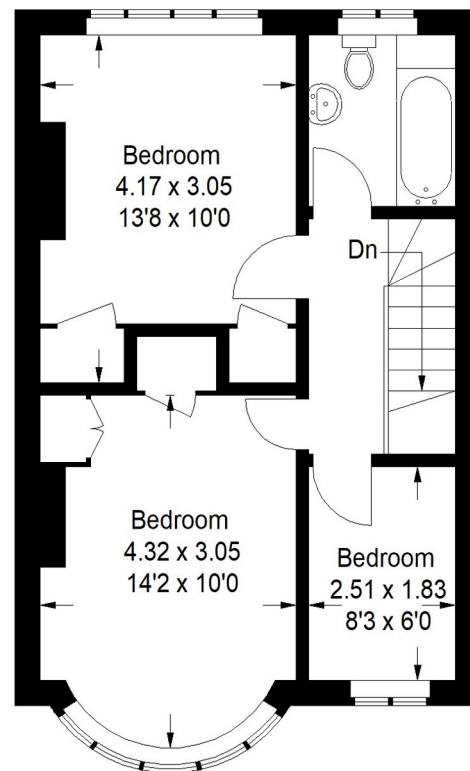
Burford Road, SE6

Approximate Gross Internal Area
907 sq ft / 84.2 sq m



Ground Floor

[Dashed line] = Reduced headroom below 1.5 m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1336372)

Floorplan for layout guidance only Not drawn to scale

Location and transport



Location

Burford Road occupies a convenient position on the borders of Catford and Forest Hill. Nearby amenities include the shops and services at Bell Green, including Marks & Spencer, while the popular Perry Hill pub provides an attractive local place to eat and drink.

Mayow Park is within easy reach and offers lawns, mature trees, sports facilities and a café. The property is also well placed for the independent shops, cafés and restaurants found across Catford, Sydenham and Forest Hill.

Property information

Tenure Freehold

Guide price £550,000

Guide range £550,000-£575,000

EPC certificate 8970-7923-7630-9077-5292

Current rating 58 D

Potential rating 80 C

Transport

Bellingham Station

approximately 0.5 miles

Lower Sydenham Station

approximately 0.7 miles

Catford and Catford Bridge stations

approximately 1 mile

Regular rail services run to London Bridge, Charing Cross, Blackfriars, City Thameslink, Farringdon and St Pancras International.

Nearby buses

181 Lewisham, Catford, Bell Green, Downham and Grove Park

202 Blackheath, Lee, Catford, Bell Green, Sydenham and Crystal Palace

Both routes can be joined nearby on Perry Hill at Castlands Road.

These particulars are intended as a guide only. Measurements and distances are approximate. Prospective buyers should verify information important to their decision before proceeding.