



Merchiston Road, London, SE6 1SH

- Guide Price £700,000-£725,000
- Three Bedrooms
- Contemporary Fitted Kitchen
- Beautiful 56ft Rear Garden
- Catford/Catford Bridge Stations 1 mile
- Charming Edwardian House
- Dual-Aspect Through Reception
- Rich Period Features
- Cellar
- EPC D

Guide Price £700,000 to £725,000



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Guide Price £700,000-£725,000. Three-bedroom Edwardian Corbett house - a home that exudes charm, style and beauty - available for sale.

This house is rich in original features, including high ceilings, decorative cornicing, fireplaces and stripped wooden flooring, while thoughtful modern enhancements create a warm and inviting family home. At 117m2, it is deeper on the ground floor than many similar houses.

The dual-aspect reception and dining room provide exceptional entertaining space, filled with natural light and opening effortlessly towards the rear of the house. The adjoining galley kitchen is smartly appointed with cabinets, stone worktops and integrated appliances, with direct access onto the beautifully established rear garden.

The 56ft garden itself is a particular highlight — wonderfully private, with mature planting, a palm tree, central lawn and secluded seating spaces that create a peaceful urban retreat.

Upstairs, the 15ft principal bedroom has bespoke built-in wardrobes and attractive period detailing, alongside a further 13ft double bedroom, a versatile third bedroom currently arranged as a home office, and a stylish bathroom with 3 piece suite.

There is also a cellar which runs the length of the hallway.

Merchiston Road has the amenities of Catford, Ladywell and Hither Green - with their popular cafés, independent shops, well-regarded schools and green open spaces - while excellent transport links provide swift access into Central London.

Early viewing is highly recommended to appreciate the character, space and location that this delightful home has to offer.

Catford Bridge Station 1 mile - trains to London Bridge, Charing Cross and Cannon Street

Catford Station 1.1 miles - trains to Blackfriars & Farringdon

Catford town centre 0.9 miles - Broadway Theatre, shops, restaurants and supermarkets

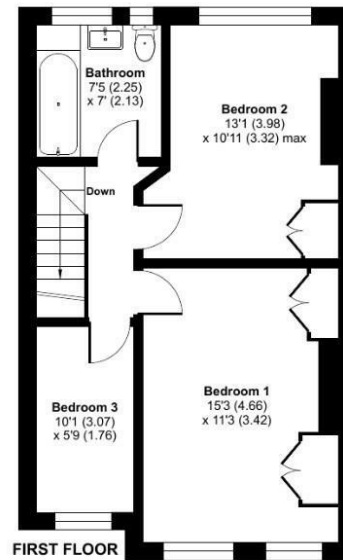
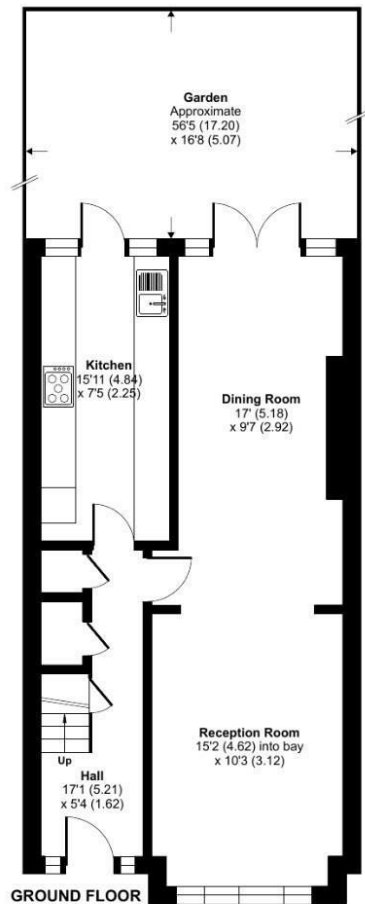
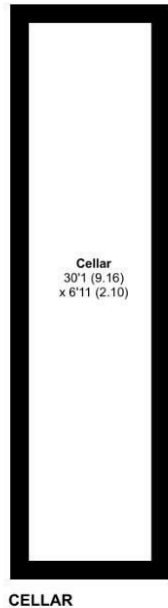
Corbett Community Library 0.5 miles

Mountsfield Park 0.6 miles





Approximate Area = 1263 sq ft / 117.3 sq m
For identification only - Not to scale



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		68	84

England & Wales

EU Directive
2002/91/EC

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.

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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.



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