



Brownhill Road, London, SE6 1AU

- Two Bedroom Period Conversion Flat
- 60ft Private Garden
- 15ft Bay-Fronted Reception Room
- Main bedroom with doors to the garden
- Catford Stations 1 mile
- Ground Floor
- Share of Freehold
- Modern Fitted Kitchen
- Hither Green Station 0.6 miles
- EPC Grade D

Asking Price £350,000



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A lovely two-bedroom ground floor flat with a 15ft reception room, separate fitted kitchen, and a 60ft private rear garden. Off street parking. Share of freehold.

This beautifully presented two-bedroom ground floor flat seamlessly blends period charm with modern comfort, with a wonderful south facing garden and off street parking.

The hub of this home is the 15ft front reception room with bay window, feature fireplace plus bookshelves in the alcoves. This leads to the full size kitchen, with wooden worktops, wall units and space for appliances, plus door to the side passage and garden.

The main bedroom is to the rear, with a delightful outlook over the garden through French doors. The second bedroom is currently used as an office for working from home, but also works as a guest room or nursery. The shower room has a glass shower cubicle with wash basin and WC, with wall and floor tile surround.

The 60ft private rear garden is a true highlight, featuring mature planting, established borders and a spacious patio terrace ideal for al fresco dining and entertaining. To the rear, the large garden studio/shed provides storage, office or workspace potential, with elevated views across the surrounding greenery.

The flat has Share of Freehold. Please contact Hunters Catford to arrange your viewing.

Hither Green station 0.6 miles - trains to London Bridge, Charing Cross and Cannon Street

Catford station 1.0 mile - trains to Blackfriars and Farringdon

Morrisons - 0.1 miles

Mountsfield Park - 0.2 miles

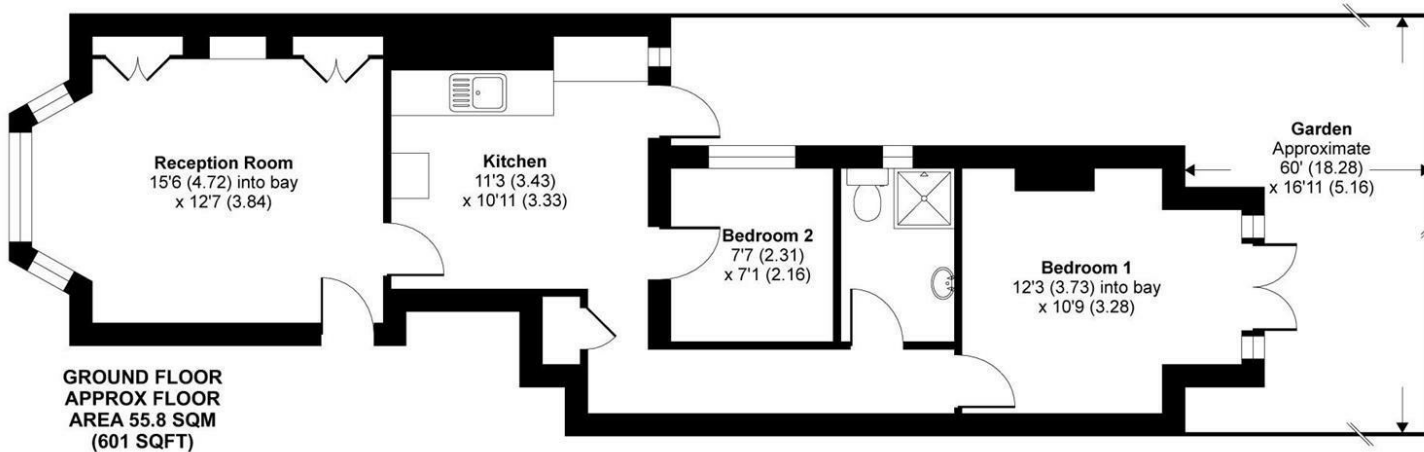
Hither Green shops and cafes 0.4 miles

Catford town centre 0.6 miles





Brownhill Road, London, SE6



APPROX. GROSS INTERNAL FLOOR AREA 601 SQ FT 55.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewings

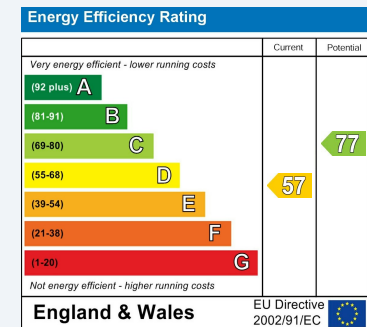
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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