



Vineyard Close, SE6 | Guide Price £450,000

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# In General

- Two double bedrooms
- South facing garden
- 35ft open plan kitchen/reception room
- Modern bathroom suite
- Stones throw to the popular Riverview Walk & River Pool Linear Park
- Gas central heating
- Abundance of natural light
- Ample amounts of storage
- Close to local amenities
- Excellent transport links

# In Detail

**\*\* GUIDE PRICE £450,000 - £475,000 \*\*** A well-presented two bedroom freehold house situated on the quiet residential road of Vineyard Close, boasting a private south facing garden. Offered chain free.

Arranged over two floors, the property offers a bright and spacious open-plan style kitchen/reception room extending to approximately 35 ft, providing an ideal space for both entertaining and everyday living. The room benefits from excellent natural light and direct access to the private rear garden, perfect for outdoor dining and relaxation.

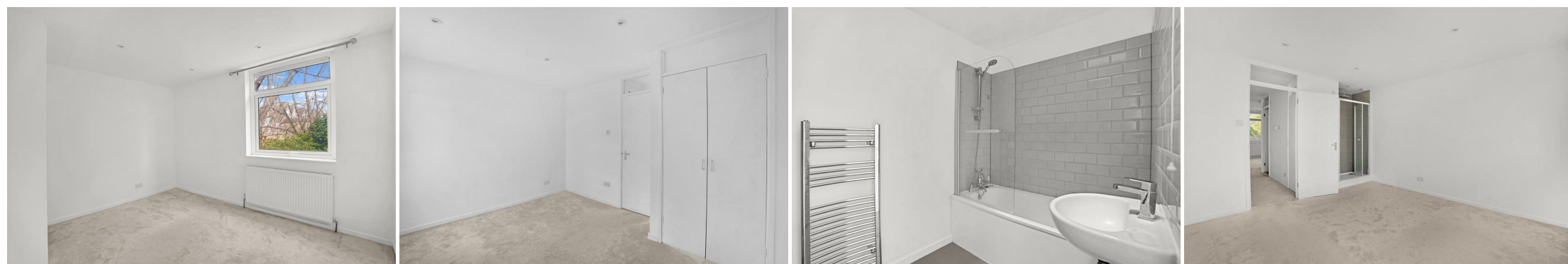
Upstairs comprises two well proportioned double bedrooms and a modern family bathroom suite. The property further benefits from ample storage, an abundance of natural light throughout, gas central heating, and so much more.

The popular Riverview Walk & River Pool Linear Park is easily accessible from the property which runs between Catford and Beckenham.

This property is located approximately 0.7 miles from Catford and Catford Bridge stations offering excellent links to London Bridge, Charing Cross, Waterloo, Elephant & Castle, Blackfriars, Canada Water, Whitechapel, Highbury & Islington, and many other locations. Local amenities are also very close by, including a variety of restaurants, gastropubs, coffee shops, and cafés.

Early viewings are highly recommended! Contact the Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band: C




# Floorplan

## Vineyard Close, SE6

Total\* = 77.9 sq. m / 838.5 sq. ft

First Floor = 39.1 sq. m / 421.0 sq. ft

Ground Floor = 38.8 sq. m / 417.5 sq. ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			81
81-101) B			
69-80) C			
55-68) D		65	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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