



## Silver Birch Close, London, SE6 4RS

- Guide Price £525,000 to £550,000
- Three Storey House
- Built 2001
- 38ft Rear Garden
- Forest Hill Station 1.1 miles
- Three Bedrooms
- 17ft Living Room
- Two Allocated Parking Spaces
- Lower Sydenham Station 0.8 miles
- EPC C

**Guide Price £525,000 to £550,000**



# Silver Birch Close, London, SE6 4RS

Guide Price £525,000 to £550,000. A three-bedroom, three-storey modern house built in 2001, offering contemporary updates and a versatile layout across all three floors. Tucked away in a quiet residential cul-de-sac, this property provides bright, well-balanced accommodation and a private rear garden—ideal for buyers looking to personalise a stylish home.

A charming stained glass front door welcomes you. Inside, the hallway has a guest WC, and leads to a spacious 17ft reception room, overlooking the rear garden. Filled with natural light, this room opens directly onto the garden, enabling you to enjoy nature and light from inside your home.

The kitchen features a sleek, contemporary design with two-tone cabinetry, wooden worktops, and a practical L-shaped layout. It is well-equipped with an induction hob, integrated dishwasher, and a bright sink area set beneath the window.

The first floor has two double bedrooms, both approximately 13ft, along with a family bathroom.

The top floor is dedicated to an impressive 21ft bedroom, benefitting from characterful proportions and useful eaves storage.

Externally, the 38ft rear garden is designed for low maintenance, with a paved seating area, established planting, and a 7ft metal shed—ideal for storage, or a hobby space.

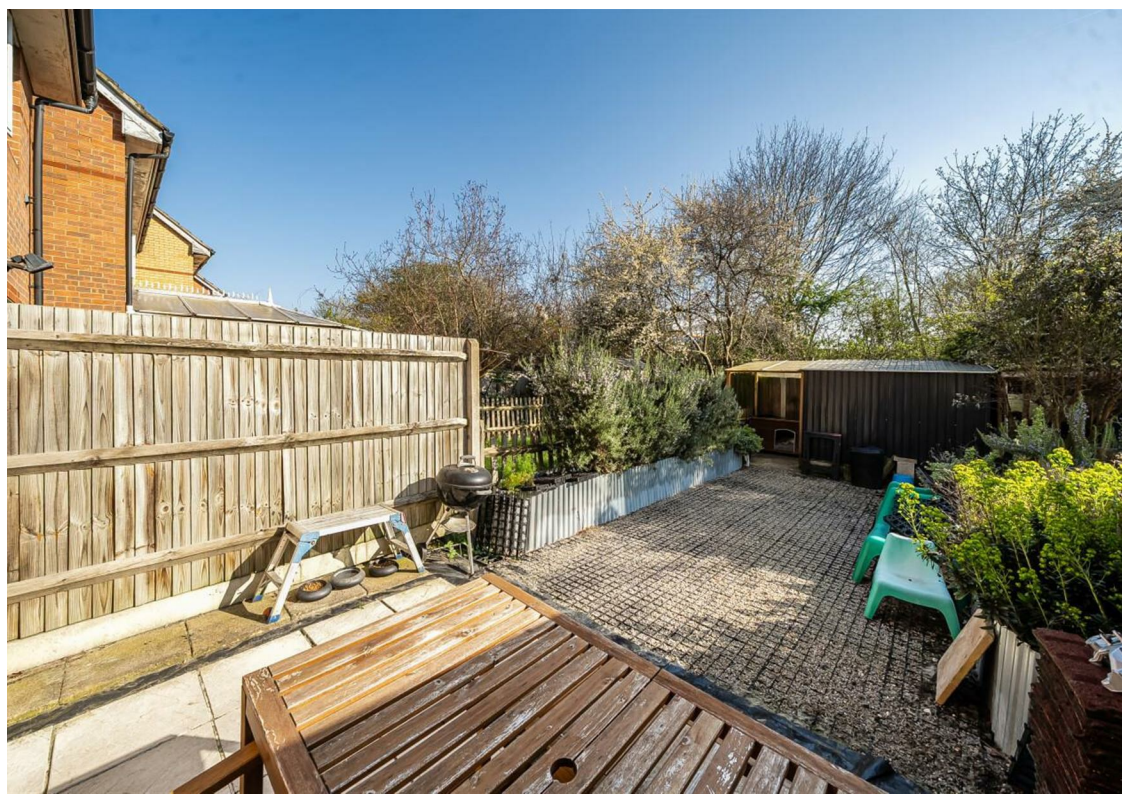
Extending to approximately 1,026 sq ft, and having two allocated parking spaces, this family home is well positioned for local amenities, reputable schools, and transport links.

This is your chance to own this wonderful home. Call Hunters today to book your viewing.

Lower Sydenham Station 0.7 miles  
Forest Hill Station 1.1 miles  
Catford Bridge & Catford Stations – 1.1 miles

Bell Green Retail Park and Sainsburys – 0.4 miles  
Forest Hill shops and cafes 1.2 miles



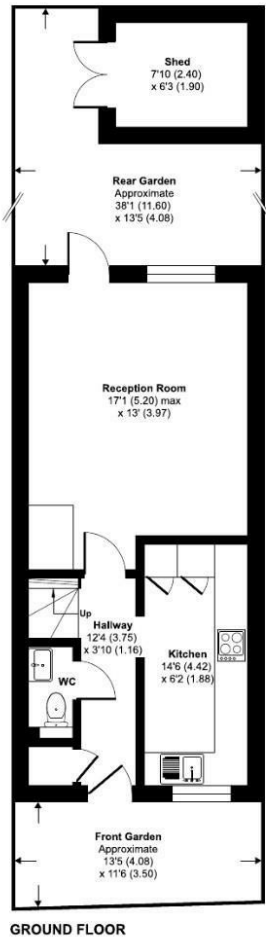


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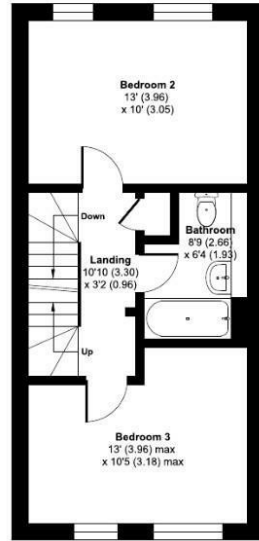
Approximate Area = 968 sq ft / 89.9 sq m  
 Limited Use Area(s) = 58 sq ft / 5.3 sq m  
 Outbuilding = 49 sq ft / 4.5 sq m  
 Total = 1075 sq ft / 99.8 sq m

For identification only - Not to scale

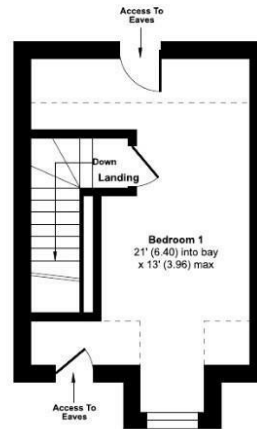
Denotes restricted head height



GROUND FLOOR



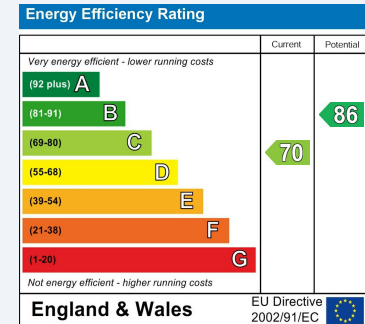
FIRST FLOOR



SECOND FLOOR

## 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.

### Viewings

Please contact [catford@hunters.com](mailto: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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Hunters. REF: 1431017

