



Lutwyche Road, SE6 | Guide Price £800,000

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In General

- Four double bedrooms
- Large south-west facing garden
- Two bathrooms
- Charming period features
- Potential to extend STPP
- Arranged over three floors
- An abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

GUIDE PRICE £800,000 - £850,000 A stunning four-double-bedroom period family home for sale on the popular Lutwyche Road, offering generous accommodation across three floors, alongside a beautifully maintained south-west facing private rear garden.

Extending to an impressive 1,263 sq ft, this charming home effortlessly combines elegant period character with modern practicality. The ground floor centres around a bright and spacious reception room, featuring a striking bay window, feature fireplace, and an abundance of natural light, creating a warm and inviting living space. To the rear, a separate dining room flows through to the adjoining fitted kitchen, providing an ideal setting for both everyday living and entertaining. From here, doors open directly onto the impressive 49 ft south-west facing garden, perfect for outdoor dining, relaxing, and enjoying the evening sun.

The first floor comprises two generously sized double bedrooms, both enhanced by attractive feature fireplaces, alongside a stylish family bathroom complete with both a bathtub and separate shower. Occupying the top floor are two further well-proportioned bedrooms and a contemporary shower room, offering flexible accommodation well suited to growing families, guests, or those working from home.

Further benefits include gas central heating, excellent storage throughout, charming period detailing, and an abundance of natural light across all levels.

Ideally located within easy reach of Forest Hill, Honor Oak Park, Catford, and Catford Bridge stations, the property provides excellent transport links to Charing Cross, St Pancras, Waterloo, London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and beyond. A wide selection of local amenities can also be found nearby, including popular cafés, coffee shops, restaurants, gastropubs, and highly regarded schools.

Contact the Pedder Forest Hill sales team to arrange your viewing today!


EPC: C | Council Tax Band: D

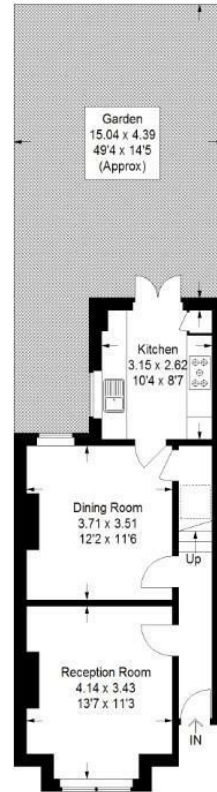


Floorplan

Lutwyche Road, SE6

Approximate Gross Internal Area
(Excluding Restricted Access)
117.3 sq m / 1263 sq ft

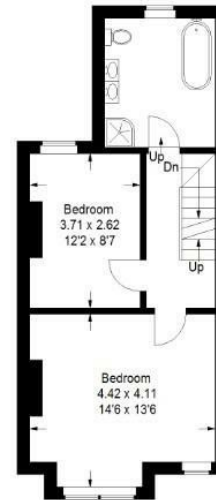
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
71	81
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>	

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