Bargrove Crescent, SE6 | £525,000

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In General

- Three bedroom family home
- Bright and spacious reception room
- Potential to extend into the loft, subject to planning permission
- South-facing landscaped rear garden
- Contemporary bathroom suite with underfloor heating
- Bespoke plywood under-stair storage
- Separate fitted kitchen with integrated appliances
- Close to local amenities
- Excellent transport links
- Quiet location

In Detail

A beautifully presented three-bedroom family home, quietly situated on the secluded Bargrove Crescent, offering generous living space and a private south-facing rear garden.

Arranged over two floors with the potential to extend into the loft STPP, the ground floor features a bright and spacious reception room, flowing seamlessly into the dining room through folding doors, with beautiful patio doors installed a couple of years ago opening onto the garden, creating a versatile and sociable space ideal for both everyday family life and entertaining. To the rear is a separate, well-appointed fitted kitchen, complete with a Quartz worktop, plywood shelving, and integrated appliances.

The beautifully landscaped garden is thoughtfully designed, providing a private and peaceful setting for al fresco dining, entertaining guests or simply relaxing and enjoying the south-facing aspect.

Upstairs, there are three well-proportioned bedrooms. Two generous double bedrooms benefit from built-in wardrobes, while the third is a comfortable single bedroom. A contemporary family bathroom completes the first floor, with the added luxury of underfloor heating, marble window ledge and bespoke plywood cabinets.

Further benefits include bespoke plywood under-stair storage, a semi-boarded loft, bamboo flooring throughout and an abundance of natural light. A host of additional features further enhance this fantastic home.

The property is ideally located approximately 0.5 miles from both Catford and Catford Bridge stations, providing excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Whitechapel, Highbury & Islington and many other destinations across London. The property is also well positioned for a wide range of local amenities, including parks, restaurants, supermarkets, coffee shops, cafés, gastro pubs and outstanding schools.

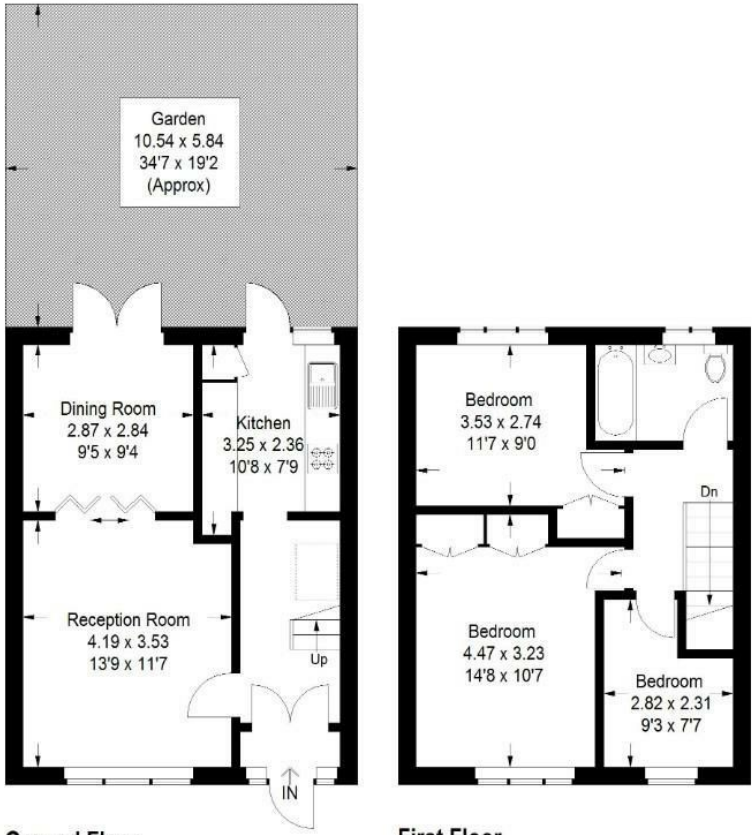
Viewings are highly recommended. Call the Pedder Forest Hill sales team to arrange your viewing.

EPC: D | Council Tax Band: D

Floorplan

Bargrove Crescent, SE6

Approximate Gross Internal Area
78.4 sq m / 844 sq ft



Ground Floor **First Floor**

= Reduced headroom below 1.5 m / 5'0

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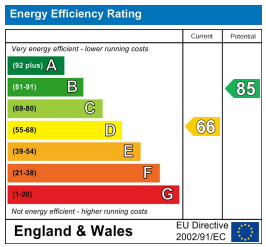
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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