



ESTATE AGENT



Southend Lane

London, SE6 3AB

£525,000

This three-bedroom semi-detached family home, offering approximately 1,097 sq ft of internal accommodation, a substantial rear garden, off-street parking and excellent potential for a new owner to modernise and make their own.

The ground floor comprises an entrance porch and hallway, front reception room with bay window, separate lounge, fitted kitchen and an extended dining room spanning the rear of the property, with sliding doors providing direct access onto the garden. Upstairs are three bedrooms, including two well-proportioned doubles, together with a family bathroom.

Externally, the south-east facing rear garden, extends approximately 72ft and provide ample space for entertaining and further landscaping. To the rear sits a detached garden room measuring approximately 125 sq ft, offering useful additional space for a home office, gym or hobby room. The front of the property provides off-street parking.

Southend Lane is well positioned for local amenities, with further shopping available around Catford and Lower Sydenham. For green space, the property is within easy reach of Beckenham Place Park, offering extensive parkland and woodland.

Transport links are excellent, with Beckenham Hill Station approximately 0.2 miles away, while Bellingham Station is also within easy reach. Numerous bus services operate locally. Families are well served by nearby schools, including St John Baptist Southend C of E Primary School, St Augustine's Catholic Primary School, Elfrida Primary School and Sedghehill Academy. EPC Rating E.

- Three bedroom semi-detached family home
- Approximately 1,097 sq ft of internal accommodation
- 72ft south-east facing rear garden
- Garden room / Home office
- Off-street parking
- Three reception rooms
- Excellent potential to modernise and add value
- Just 0.2 miles from Beckenham Hill Station
- Close to Beckenham Place Park
- Good choice of local schools

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



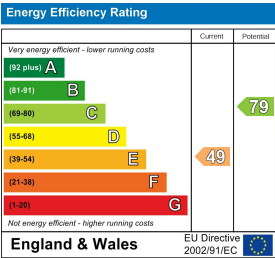
Floor Plan



Area Map



Energy Efficiency Graph



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