



## Brownhill Road, London, SE6 1AU

- Two Bedroom Period Conversion Flat
- 60ft Private Garden
- 15ft Bay-Fronted Reception Room
- Main bedroom with doors to the garden
- Catford Stations 1 mile
- Ground Floor
- Share of Freehold
- Modern Fitted Kitchen
- Hither Green Station 0.6 miles
- EPC Grade D

**Asking Price £350,000**



# Brownhill Road, London, SE6 1AU

A lovely two-bedroom ground floor flat with a 15ft reception room, separate fitted kitchen, and a 60ft private rear garden. Off street parking. Share of freehold.

This beautifully presented two-bedroom ground floor flat seamlessly blends period charm with modern comfort, with a wonderful south facing garden and off street parking.

The hub of this home is the 15ft front reception room with bay window, feature fireplace plus bookshelves in the alcoves. This leads to the full size kitchen, with wooden worktops, wall units and space for appliances, plus door to the side passage and garden.

The main bedroom is to the rear, with a delightful outlook over the garden through French doors. The second bedroom is currently used as an office for working from home, but also works as a guest room or nursery. The shower room has a glass shower cubicle with wash basin and WC, with wall and floor tile surround.

The 60ft private rear garden is a true highlight, featuring mature planting, established borders and a spacious patio terrace ideal for al fresco dining and entertaining. To the rear, the large garden studio/shed provides storage, office or workspace potential, with elevated views across the surrounding greenery.

The flat has Share of Freehold. Please contact Hunters Catford to arrange your viewing.

Hither Green station 0.6 miles - trains to London Bridge, Charing Cross and Cannon Street

Catford station 1.0 mile - trains to Blackfriars and Farringdon

Morrisons - 0.1 miles

Mountsfield Park - 0.2 miles

Hither Green shops and cafes 0.4 miles

Catford town centre 0.6 miles





