



## Casslee Road, London, SE6 4XH

- Guide Price £850,000 to £900,000
- Sold Chain Free
- Loft Conversion with Ensuite
- Catford Stations 0.3 miles
- Blythe Hill Fields 250 metres

- Five bedrooms, Semi-detached
- Open Plan Kitchen Diner
- 62ft Rear Garden
- Honor Oak Overground 0.8 miles
- EPC C

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**HUNTERS®**  
HERE TO GET *you* THERE



# Casslee Road, London, SE6 4XH



Guide Price £850,000 to £900,000. Chain Free. Welcome to this lovely 5-bed semi-detached period gem set on Casslee Road on Blythe Hill. With features such as a double height curved front bay and wonderful loft conversion, the house offers a delightful blend of period charm and modern living.

The 16ft entrance hallway sets the tone for the house with its grand entrance. The sunlit front reception room is full of personality, featuring rich blue walls, a striking fireplace, wood floor and bay window.

The open plan kitchen-diner has a peninsula at the heart of the room, with a lovely wooden worktop and butler sink, plus range cooker and kitchen units to the kitchen side, and fireplace and doors to the garden on the dining room side. Behind the kitchen is a downstairs WC and utility room.



On the first floor, there are four bedrooms, two doubles and two singles, plus the family bathroom. The front double extends over 5 metres into the front bay with stained glass detailing to the top windows. The rear double looks over the garden. The singles could be used as a study / home office. The bathroom has a bath, a separate shower, plus sink and WC.

On the top floor is the loft extension with the main bedroom over 6 metres in depth, plus an ensuite. The bedroom has a stunning full-width picture window in the dormer looking towards the trees to the rear, plus two Velux windows at the front, giving plenty of light from both directions. The ensuite has a walk-in shower, countertop basin and WC, backed by a soft blue-gray metro tile surround.



The rear garden has a paved patio with lawn behind, surrounded by mature trees and shrubs. There is a garage to the side of the house.

Catford and Catford Bridge stations are 0.3 miles, with connections to Central London.

St Dunstan's College is 0.4 miles away, and Blythe Hill Fields, with its stunning views over London, is at the top of the road - 250 metres.

This is your chance to own this wonderful home. Call Hunters to view.





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RECEPTION ROOM  
16'8" into bay by 15'4" max

KITCHEN / DINING ROOM  
22'8" max by 13'11" max

HALLWAY  
16'9" by 10'5"

UTILITY ROOM  
17'11" by 8'10"

BATHROOM  
12'0" by 5'10"

BEDROOM 5  
8'5" max by 7'9" max

BEDROOM 4  
9'2" by 8'9"

BEDROOM 3  
14'2" max by 12'0" max

BEDROOM 2  
16'7" into bay by 14'11" max

BEDROOM 1  
20'9" by 15'3"

BEDROOM ONE ENSUITE  
7'6" by 6'0"

GARAGE  
22'11" by 6'5"

FRONT GARDEN  
123'8" by 6'5"

REAR GARDEN  
62'4" by 23'5"



Denotes restricted  
head height

## Casslee Road, London, SE6

Approximate Area = 1931 sq ft / 179.3 sq m

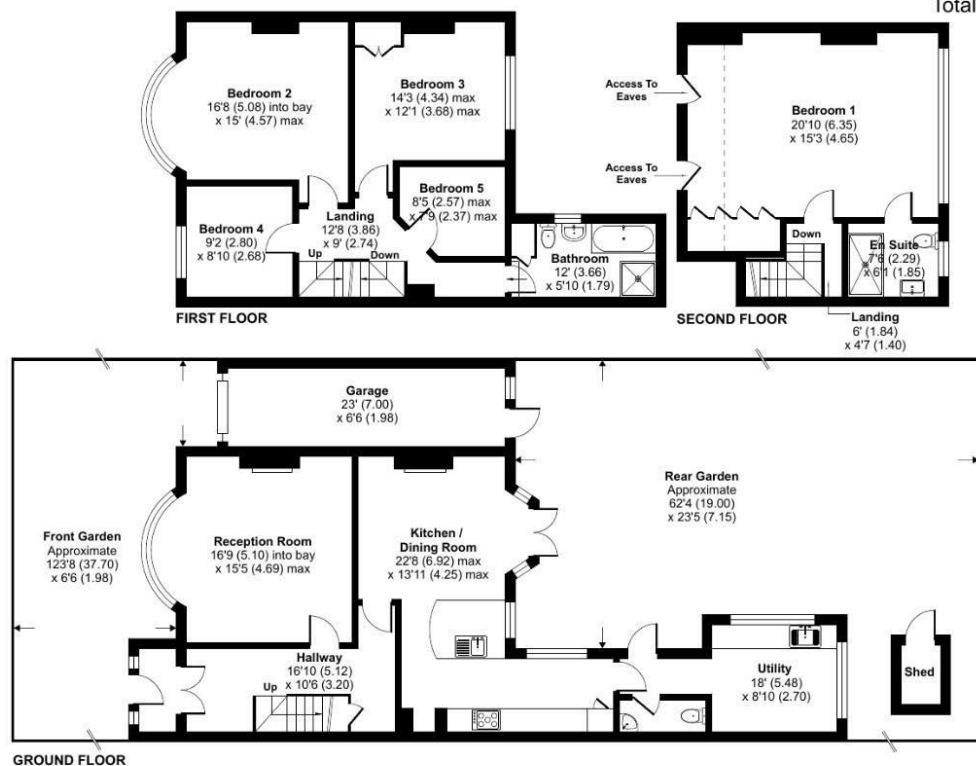
Limited Use Area(s) = 55 sq ft / 5.1 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 2151 sq ft / 199.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1312878

### Viewings

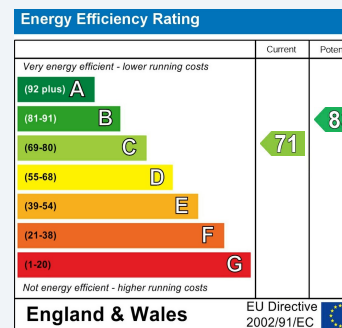
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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