



## Playgreen Way, London, SE6 3HZ

- Three bedrooms
- 18'5 Open Plan Reception and Kitchen
- Family Bathroom & Additional WC
- Sold Chain Free
- Bellingham Station 0.2 miles
- Ground Floor Maisonette
- 69ft Private Rear Garden
- Shared of Freehold
- Development Potential
- EPC Grade C

**Asking Price £375,000**



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A wonderful three bedroom ground floor maisonette with a 69ft by 54ft private rear garden. Share of freehold. Sold Chain Free. Development potential for the garden.

The heart of the home is a bright and spacious 18ft open-plan kitchen, living and dining area. Patio doors, side windows and a skylight give plenty of natural light. The modern kitchen occupies one corner, while the reception area provides a comfortable setting for both everyday living and entertaining. The patio doors open directly onto the deck and garden, creating a seamless indoor–outdoor flow.

There are three double bedrooms, each offering good natural light and flexibility for family living, guests, or home working. The family bathroom has a three piece suite with bath and shower over, modern tiling, basin and WC. There is also a second, separate WC.

Externally, the standout feature is the impressive 69ft by 54ft private rear garden, mainly laid to lawn with a decked seating area—ideal for outdoor dining, entertaining, or simply relaxing.

This maisonette presents a fantastic opportunity for families, first-time buyers, or investors alike. Early viewing is highly recommended.

Share of Freehold. Sold Chain Free.

The site has potential for further development with a summer house or granny annex, or possibly a detached house - subject to the usual permissions.

Please call the Sales Team at Hunters Catford to arrange your viewing.

Bellingham Station 0.2 miles - trains to Denmark Hill (for Kings), Blackfriars and Farringdon.

Athelney Primary School 0.3 miles

Elfrida Primary School 0.3 miles

Base Zero Nursery 0.2 miles

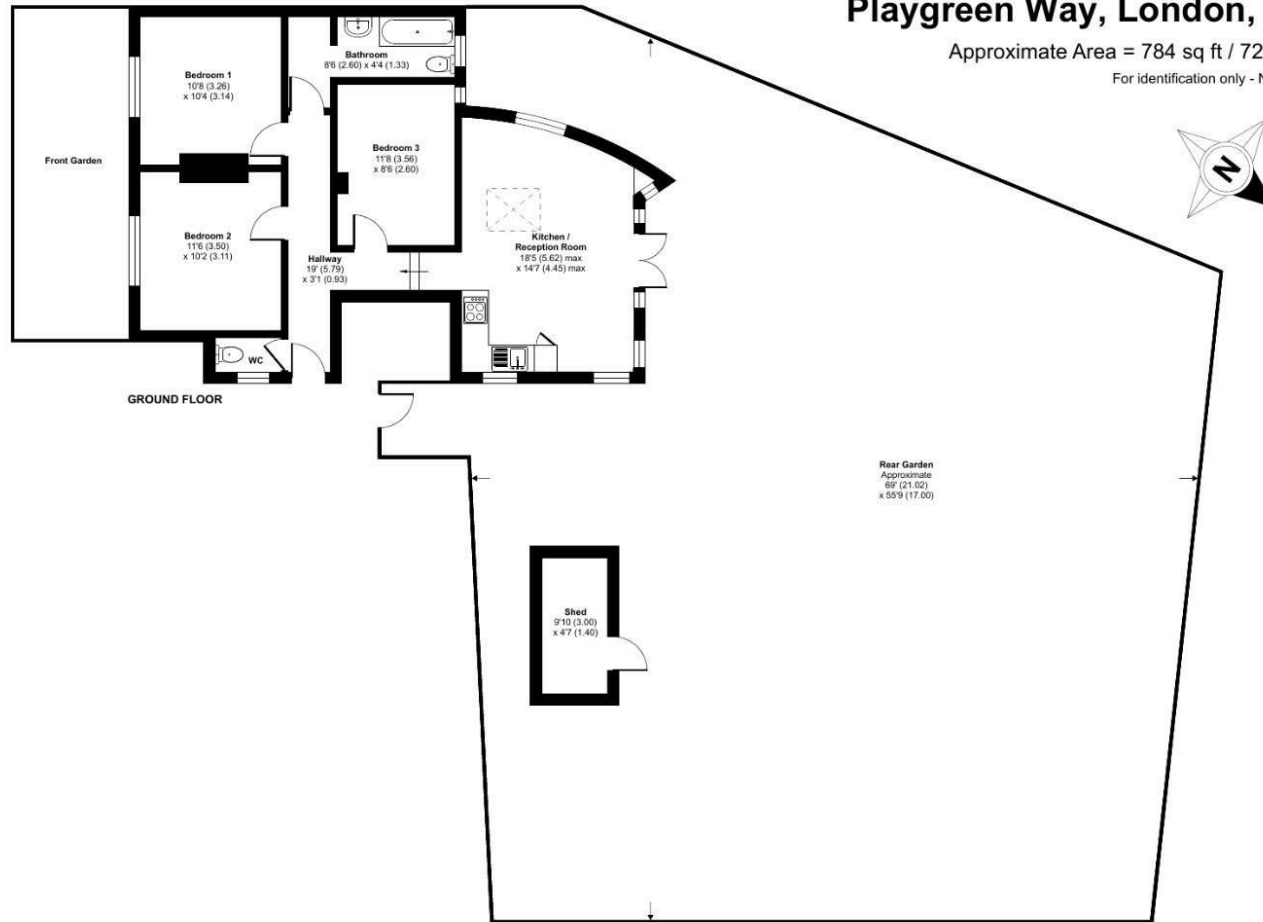
Beckenham Place Park 0.6 miles





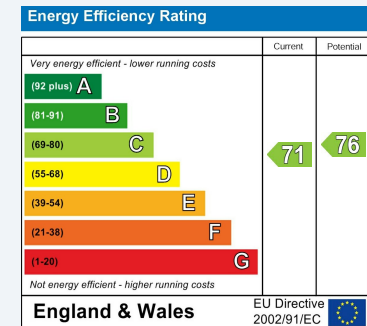
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Approximate Area = 784 sq ft / 72.8 sq m  
For identification only - Not to scale



## 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.

### 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/hccom 2025. Produced for Hunters. REF: 1242468



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