

## Sandhurst Road, London, SE6 1UR

- Guide Price £450,000-£475,000
- Sold Chain Free
- Front Driveway
- Catford Bridge Station 1.0 mile
- Three Bedrooms
- 57ft Rear Garden
- Hither Green Station 0.7 miles
- EPC Grade C

**Guide Price £450,000 to £475,000**





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Guide Price £450,000-£475,000. Three bedroom Victorian terraced house with a through reception room, downstairs bathroom and 57ft rear garden, plus off street parking on the front drive. Sold Chain Free.

The ground floor has a through reception room, bathroom with white three piece suite, plus a fitted kitchen with hob, oven, slimline dishwasher, washing machine and fridge/freezer. Access to the garden is via the rear of the reception room.

On the first floor, the main bedroom at the front stretches the full width of the house, then there is a second smaller double, plus a single bedroom which would work as a nursery or home office.

NB Three of the photos are artist's impressions with furniture digitally added. The original photos without furniture are also shown. The property is vacant and the house is to be sold chain free.

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

Catford town centre is 0.8 miles away, with Tesco's, Lidl, shops and the Broadway Theatre. Local shops 250m.

Hither Green Station 0.7 miles

Catford Bridge Station 1.0 mile

Catford Station 1.1 miles

Sandhurst Primary School 0.2 miles

Torridon Primary School 0.4 miles

Holy Cross Primary School 0.5 miles

Mountsfield Park 0.5 miles





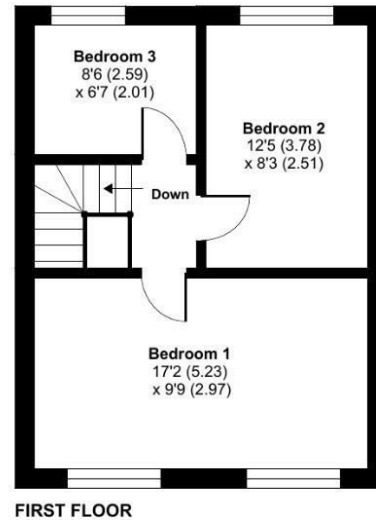
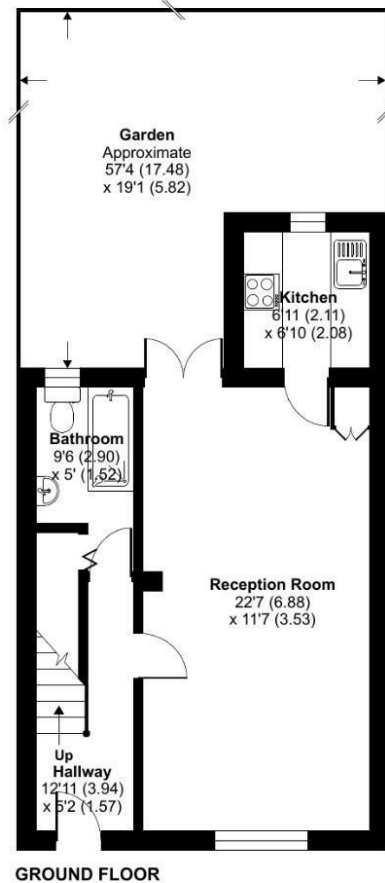




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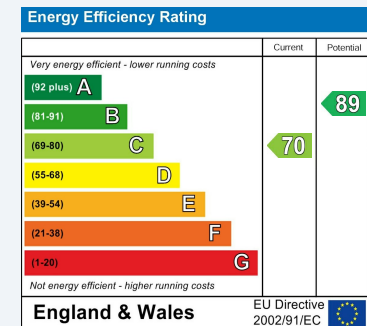
Approximate Area = 829 sq ft / 77 sq m

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.