



Broadfield Road, London, SE6 1ND

- Two bedrooms
- Period Conversion
- Off Street Parking
- Hither Green shops, cafes and delis 0.6 miles
- EPC C
- Split Level
- Lease 113 years
- Hither Green Station 0.5 miles
- Mountsfield Park 0.5 miles

Offers In Excess Of £275,000



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DESCRIPTION

Two bedroom, split level period conversion within a double fronted Corbett house half a mile from Hither Green Station.

The flat is on the first and second floors of the house, with the lounge, separate kitchen and bathroom on the first floor, with stairs up to the two bedrooms on the second floor.

On the first floor, the 15ft lounge stretches into the West facing front bay, with elegant flooring and spaces for your sofa, dining table and chairs. The separate kitchen is to the back, with high gloss wall and base units, integrated oven, hob and dishwasher, plus space for the fridge freezer and washing machine.

The bathroom has a three piece suite with shower over bath.

Upstairs, the rear double bedroom has fitted wardrobes, plus space for a double bed, chest of drawers, desk and chair. The front bedroom has two Velux windows and can function as a second double bedroom, or guest room, or home office.

Lease 113 years remaining. Off Street Parking. We are advised that a new boiler has been installed.

Make this your first home! Call the Sales Team at Hunters to arrange your viewing.

Hither Green Station 0.5 miles

Hither green shops, cafes and delis 0.6 miles

Mountsfield Park 0.5 miles





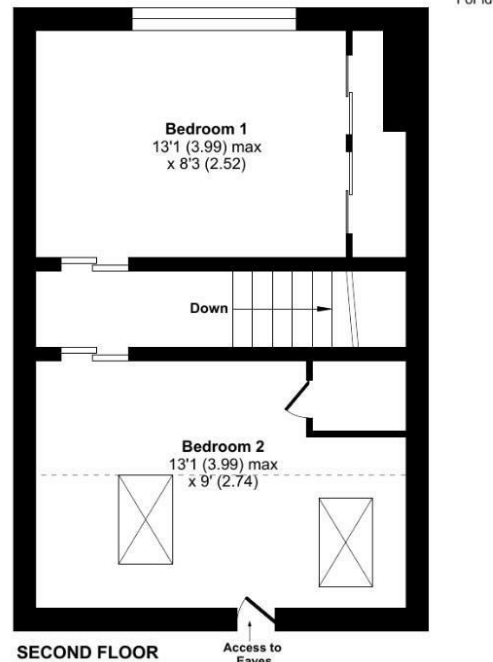
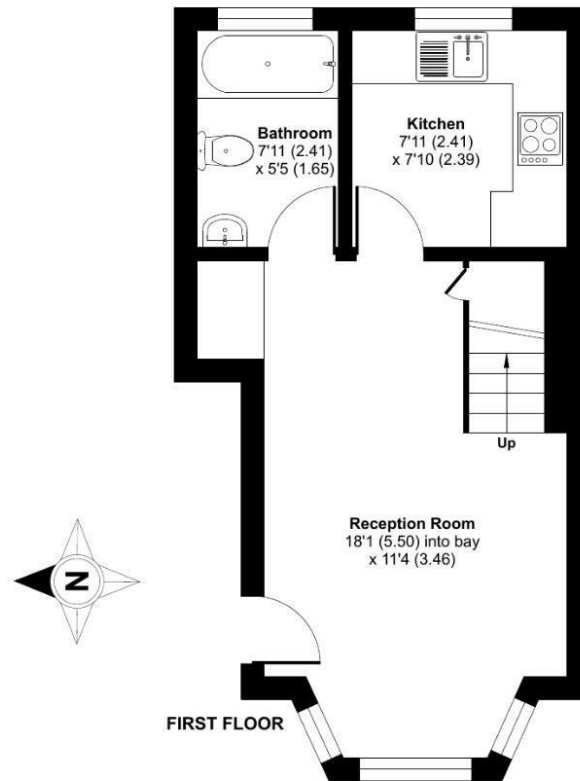
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Approximate Area = 524 sq ft / 48.6 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 589 sq ft / 54.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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, 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). © nchecom 2025. Produced for Hunters. REF: 1317446