



Daneby Road, London, SE6 2QQ

- Guide Price £625-650k
- Three bedrooms
- Rear Extension / Conservatory
- Double garage
- EPC E
- Chain Free
- Two reception rooms
- 85ft garden
- Bellingham station 0.3 miles

Guide Price £625,000 to £650,000

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Daneby Road, London, SE6 2QQ

DESCRIPTION

Guide Price £625,000 to £650,000. Three-bedroom, semi-detached house with 85ft rear garden and double length garage. Sold chain free.

The ground floor has a front reception room with curved bay and stained glass above the double-glazed windows. The dining room opens onto the rear extension that wraps around to the kitchen, with patio doors to the rear garden. There is also a downstairs WC.

The first floor has three bedrooms – two doubles and a large single, plus a family bathroom and access to the loft.

The double length garage (over 34ft long) can be accessed from the garden or directly from the house. It is currently used as storage, but would also work as additional rooms, a workshop, a studio, a home office or even to park your car(s).

Amenities

Shops at the end of the road include convenience stores, cafes and takeaways. Catford town centre has Catford Mews 3 screen cinema, the Broadway Theatre, supermarkets and shops plus plenty of options for food and drink.

Transport

Bellingham station 0.3 miles with trains to Denmark Hill (for Kings), Blackfriars and Bromley South.

Catford Bridge Station 1 mile with trains to London Bridge, Charing Cross and Cannon Street.

Buses to Lewisham and Bromley at the end of the road.

Schools

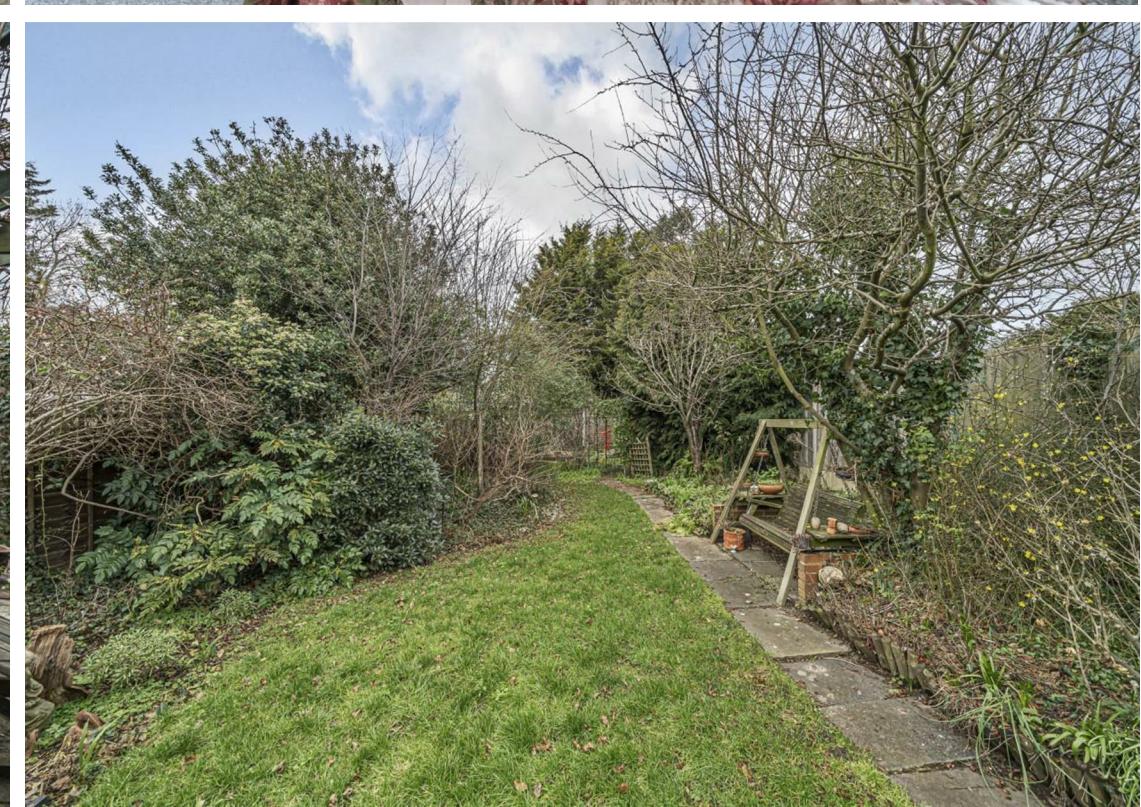
Torridon Primary School 0.6 miles; Holy Cross Primary School 0.8 miles; Rushey Green Primary School 0.8 miles

Parks

Forster Memorial Park 0.5 miles, with 42 acres of open grassland surrounded by ancient woodland.

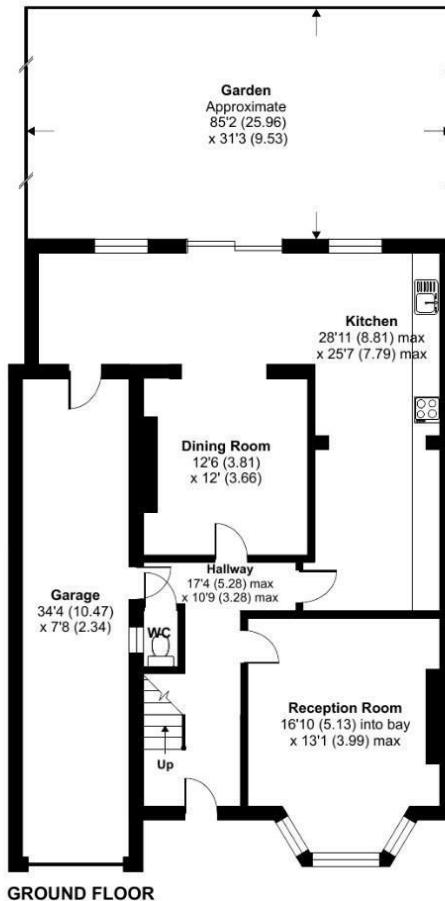
Beckenham Place Park is 1 mile, with 237 acres of parkland, local nature reserve, ancient woodland, swimming lake and Green Chain Walk.



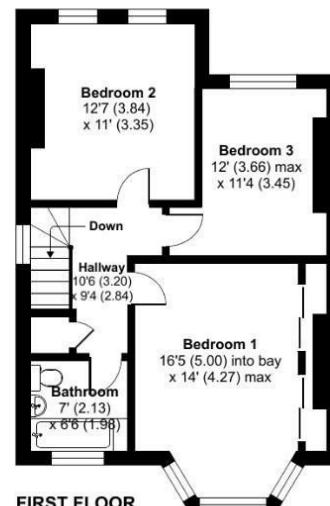




Daneby Road, London, SE6



Approximate Area = 1563 sq ft / 145.2 sq m
 Garage = 263 sq ft / 24.4 sq m
 Total = 1826 sq ft / 169.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD

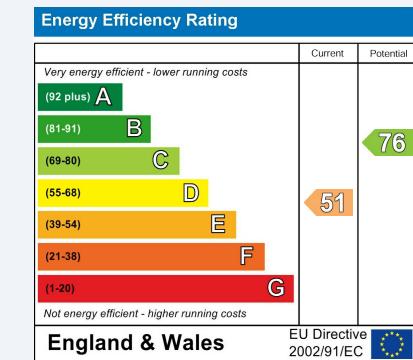
Tel: 020 8698 7499 Email:

catford@hunters.com <https://www.hunters.com>



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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