



Carstairs Road, London, SE6 2SL

- Three bedrooms
- 1930s
- Rear garden 71ft
- Loft room
- Forster Park 250 metres
- Semi-detached
- Through lounge
- Garage to rear
- Chain free
- EPC D

Asking Price £450,000 to £525,000

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Carstairs Road, London, SE6 2SL - Asking Price £450,000 to £525,000

DESCRIPTION

Three bedroom, 1930s semi-detached house with loft room, 71ft rear garden and garage to the rear. Sold chain free.

The ground floor has a through lounge, reception to the front with the classic 1930s bay window, then dining room to the rear. Patio doors lead to the conservatory with lovely views over the garden. To the side of the dining room is a galley kitchen, over 5m in length.

Upstairs are two double bedrooms, with the front bedroom over 15ft deep into the front bay. The third bedroom is a single, or would work as a home office. There is a family bathroom plus separate WC.

A further set of stairs leads up to the loft floor, where the rear of the loft has been partially converted into a 10ft room, with the other half of the loft accessed through a door to a large storage area. We understand that the loft was converted approx. 50 years ago and so the loft and stairs will not comply with current regulations. Work will be required to the loft.

The rear garden is over 71ft in length, with a patio by the house, lawn to the middle, flower beds and shrubs to the sides, then a double garage with mechanic's pit in the floor. The garage doors open onto the access road at the rear of the gardens.

The house is sold chain free. Please call the Sales Team at Hunters Catford to arrange your viewing.

Catford Town Centre 1.2 miles, with The Broadway Theatre, Catford Mews 3 screen cinema, cafes, restaurants and supermarkets.

Bellingham Station 0.4 miles, with trains to Blackfriars and Farringdon
Catford Bridge Station 1.3 miles, with trains to London Bridge and Cannon Street

Forster Park 0.1 miles

Beckenham Place Park 0.7 miles, for great walks, coffee and the swimming lake



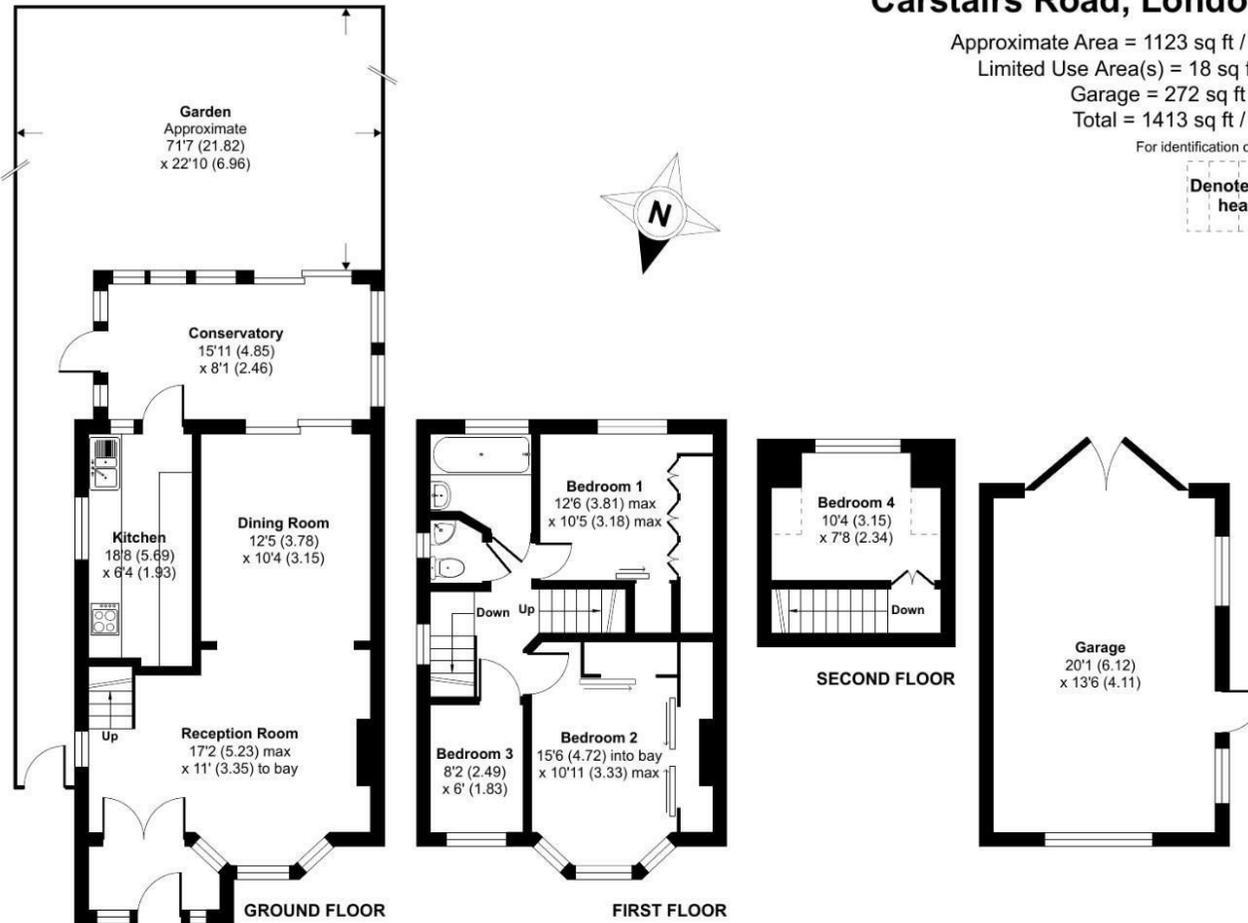


Carstairs Road, London, SE6

Approximate Area = 1123 sq ft / 104.3 sq m
 Limited Use Area(s) = 18 sq ft / 1.7 sq m
 Garage = 272 sq ft / 25.3 sq m
 Total = 1413 sq ft / 131.3 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters. REF: 1115942

Viewings

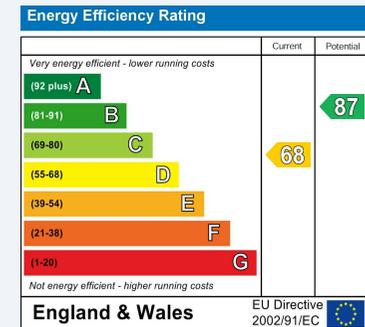
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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