



## Barmeston Road, London, SE6 3BJ

- Guide Price: £600,000 to £625,000
- Two reception rooms
- Bathroom and shower room
- Catford Station 0.7 miles
- EPC E
- Four bedrooms
- 17ft Kitchen / breakfast room
- Catford Bridge Station 0.7 miles
- Beckenham Place Park 1.3 miles

**Guide Price: £600,000 to £625,000**

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# Barmeston Road, London, SE6 3BJ

## DESCRIPTION

Guide Price: £600,000 to £625,000. Four bedroom period terrace house with two reception rooms and a 17ft kitchen/breakfast room and 38ft rear garden.

On the ground floor, the hallway leads to a front reception room, 15ft deep into the front bay, and rear reception / dining room, with door to the side return. The kitchen / breakfast room is accessed via the hallway or dining room, and is 17ft in length, with a further door to the garden.

Upstairs, there are four bedrooms, of which two are doubles and two singles. The bathroom has a three piece suite, and there is a separate shower room with WC..

To the rear, the garden is 38ft long, with patio, lawn and side return.

Catford and Catford Bridge stations are both 0.7 miles away, and Catford town centre is 0.5 miles, with supermarkets, shops, cafes, pubs and coffee shops, plus The Broadway Theatre and Catford Mews 3 screen cinema.

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





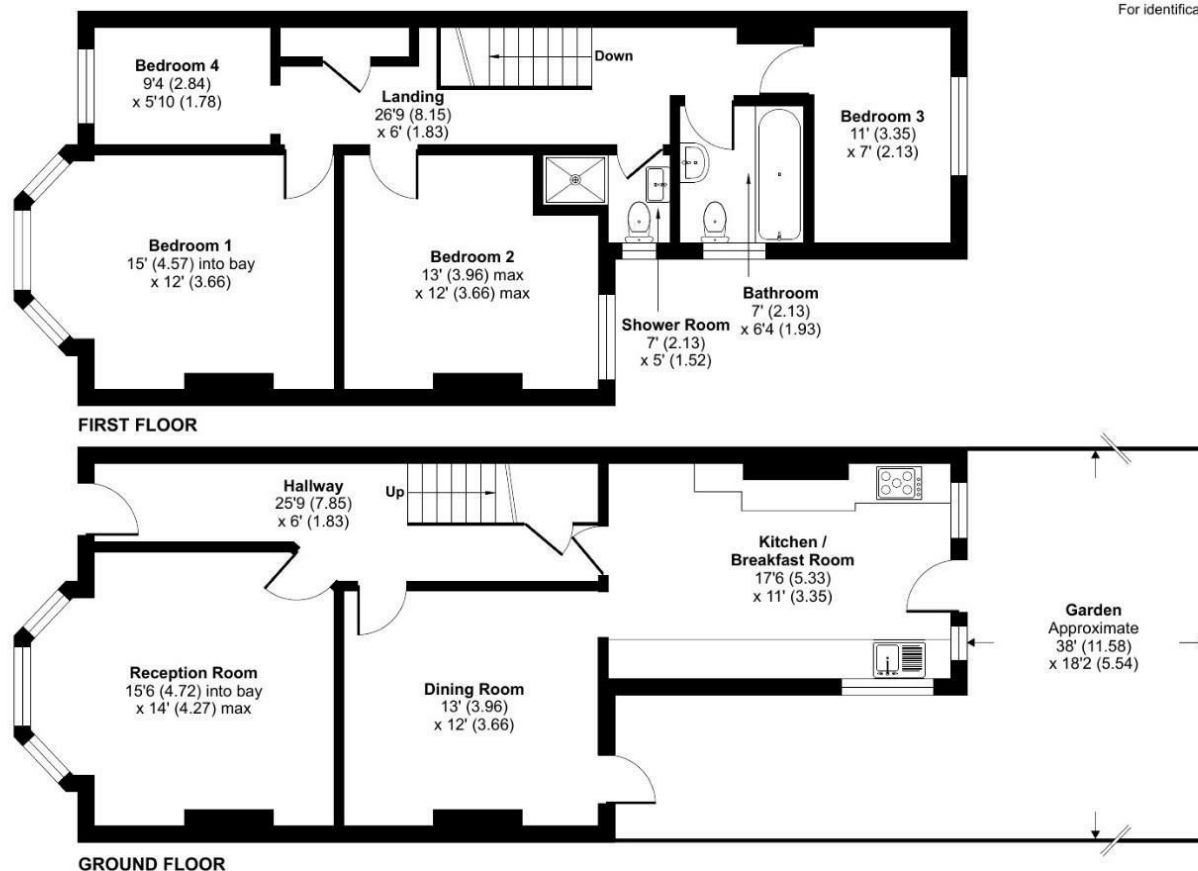




## Barmeston Road, London, SE6

Approximate Area = 1398 sq ft / 129.8 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). © nitchecom 2023. Produced for Hunters. REF: 1018017

### 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

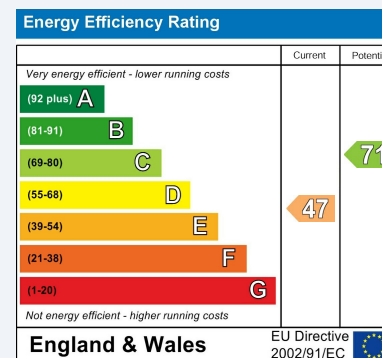
Tel: 020 8698 7499 Email:

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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