



Culverley Road, London, SE6 2LD

- Guide Price £1,250,000 to £1,350,000
- Culverley Green Conservation Area
- Period Features Throughout
- Catford Bridge Station 0.5 miles
- Catford Town Centre 0.3 miles

- 7-Bed/4-Bath Period Semi-Detached House
- Driveway Parking for Two Cars
- 118ft Rear Garden
- Mountsfield Park 0.6 miles
- EPC Grade E

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Guide Price £1,250,000 to £1,350,000. Welcome to this spacious 7 bedroom, 4 bathroom semi-detached early Edwardian Villa in the Culverley Green Conservation Area with loft extension and 118ft garden. Brimming with character & offering generous, versatile living, this substantial residence presents a fantastic opportunity for families or those seeking multi-generational living.

Set over three floors, the house retains classic period features such as high ceilings, ornate fireplaces, intricate ceiling roses, original fireplaces, large bay windows, decorative cornicing and a grand entrance hallway. While some areas have been updated — including a recently improved kitchen and extended top floor— the property would benefit from further renovation, making it ideal for buyers looking to add their own style and value. The whole roof was recently replaced in Welsh slate.



The ground floor has two reception rooms: a welcoming front living room with a striking bay window and original fireplace, and a rear dining room with direct garden access. The 29 sq. ft kitchen provides generous eat-in space and modern units, plus a convenient shower suite on this level.

The 118ft rear garden is a standout feature, with a large lawn, bordered by mature trees and flowering shrubs, with a paved patio area - great for outdoor living. The property benefits from gated side access leading to the front drive, with parking for 2 cars.

The first floor has five bedrooms and a family bathroom, all sun-lit and ready for updating. The recently extended top floor provides two further bedrooms, one with an ensuite shower room, plus a further bathroom.

With charm, space, and exciting potential, this is a rare opportunity to create a bespoke family home in one of Catford's most desirable locations.

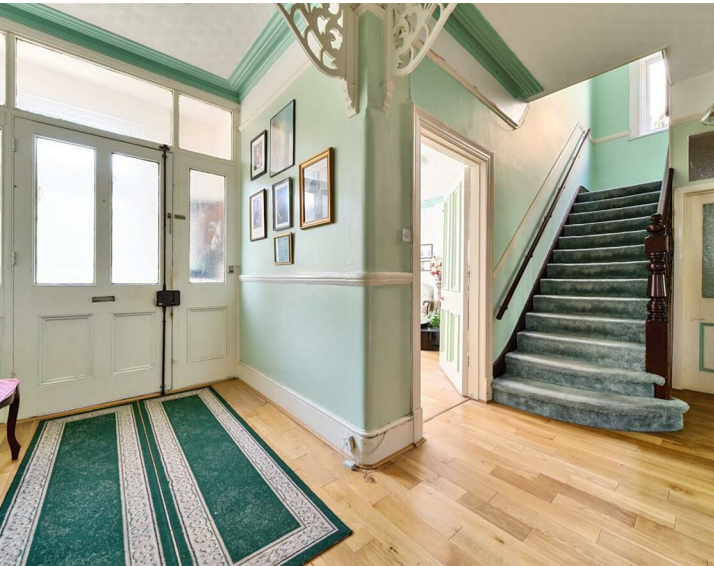
Catford Bridge Station 0.5 miles with trains to London Bridge, Cannon Street and Charing Cross

Catford Station 0.6 miles with trains to Blackfriars and Farringdon

Catford Town Centre 0.3 mile



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RECEPTION ROOM
15'10" into bay by 16'10"

SHOWER ROOM (G/FLOOR)
6'10" by 6'8"

BEDROOM 3
16'11" by 12'0"

BATHROOM (1ST FLOOR)
8'4" by 8'1"

BEDROOM 7
15'1" by 12'6"

DINING ROOM
16'6" by 12'10"

BEDROOM 1
15'10" into bay by 15'7"

BEDROOM 4
12'6" by 11'3"

BEDROOM 6
12'7" by 10'4"

BEDROOM 7 ENSUITE SHOWER

KITCHEN
29'5" max by 11'0" max

BEDROOM 2
16'0" by 7'10"

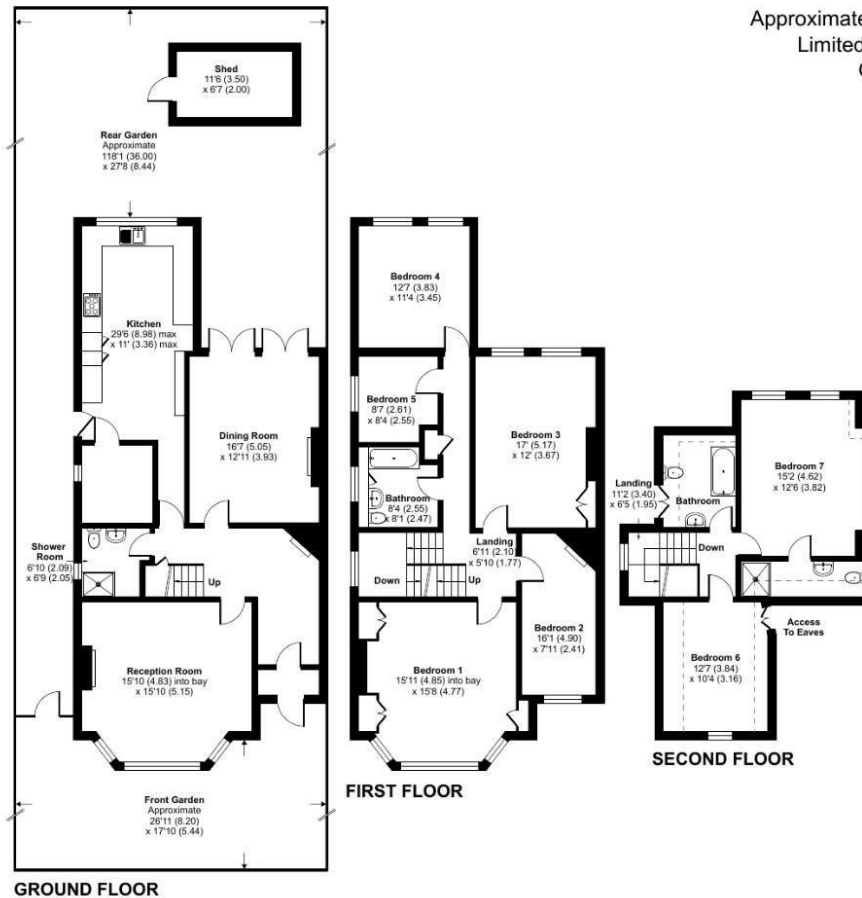
BEDROOM 5
8'6" by 8'4"

BATHROOM (2ND FLOOR)
11'1" by 6'4"

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Approximate Area = 2495 sq ft / 231.7 sq m
 Limited Use Area(s) = 87 sq ft / 8 sq m
 Outbuilding = 75 sq ft / 6.9 sq m
 Total = 2657 sq ft / 246.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1281813

Viewings

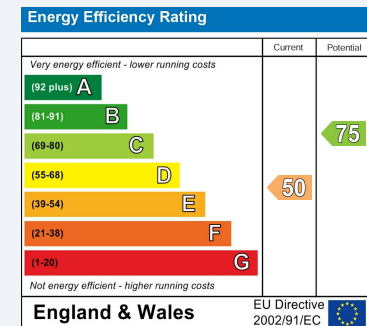
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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