



## Braidwood Road, London, SE6 1QY

- Guide Price £475-500k
- Two Bedrooms
- Upstairs Bathroom
- Hither Green Station 0.9 miles
- EPC D
- Corbett Terrace House
- Two Reception Rooms, Kitchen and Conservatory
- 62ft Rear Garden
- Catford Stations 1.0 miles

**Guide Price £475,000 to £500,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Braidwood Road, London, SE6 1QY

## DESCRIPTION

Guide Price £475,000 to £500,000. Lovely, two bedroom Corbett house with two reception rooms and 62ft rear garden.

For the past 30 years, its current owners have loved, cared and returned period features to the property. The majority of work undertaken has been completed by professionals including; renewed the kitchen (2022), renewed front garden brickwork (2018) changed the boiler (2012) and ensured that even the things you can't see are done well.

You can see the love and care from the moment you step into the hallway, and this continues as you go into the front reception room, with the tiled surround to the fireplace and wooden shutters to the south facing bay windows. Into the dining room, again you have a lovely fireplace, warm colours and light from the hallway and conservatory. The kitchen is off the dining room, stripped back to the brick last year and a completely new kitchen fitted.

The conservatory has brick walls on 3 sides, so feels more like an extra reception room / summer lounge, while the full width glass panels and doors to the garden provide the light and the view.

Upstairs you have two double bedrooms, the main 17ft double bedroom stretching the width of the house, and the second double being 11ft, currently being used as an office / guest bedroom. The bathroom is also upstairs with a white three piece suite, finished in white and blue wall tiles.

The rear garden is 62ft in length, with a patio outside the conservatory, then a central lawn, flower bed to one side and veg plot to the other, and a patio area (for table and chairs) and large shed to the back.

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

### Amenities

300m to local shops

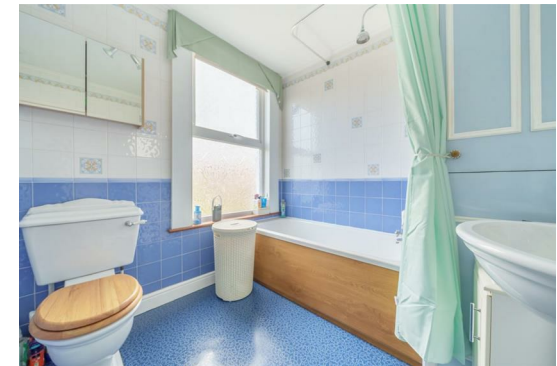
Catford town centre 0.8 miles away, with Tesco's, Lidl, shops, Catford Mews 3 screen cinema and the Broadway Theatre, plus plenty of food and drink options.

Hither Green station 0.9 miles

Catford Bridge and Catford stations 1.0 miles

Mountsfield Park 0.5 miles

Beckenham Place Park 1.8 miles

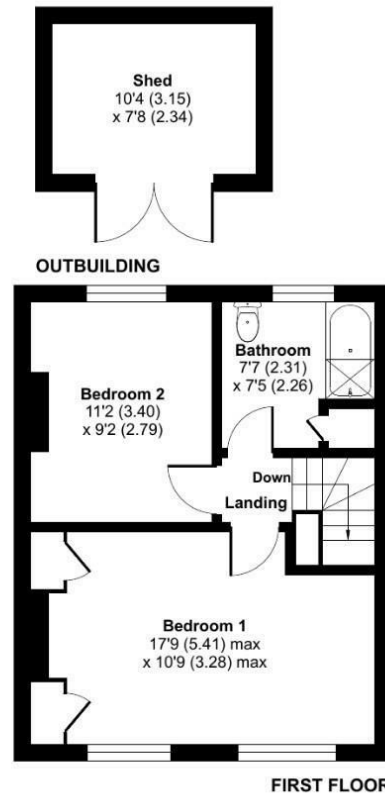
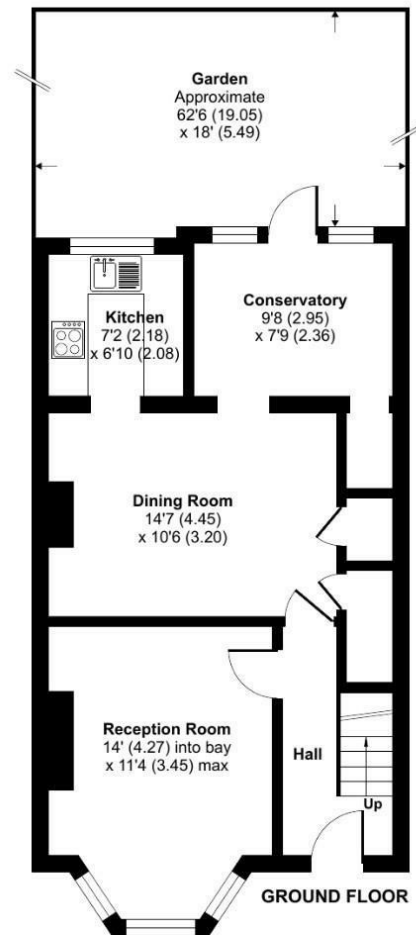




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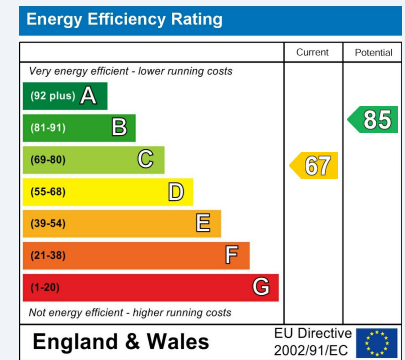
Approximate Area = 946 sq ft / 87.9 sq m  
Outbuilding = 79 sq ft / 7.3 sq m  
Total = 1025 sq ft / 95.2 sq m

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.



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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters. REF: 961109

## 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.

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