



## Muirkirk Road, London, SE6 1BH

- Guide Price £625-650k
- Three Reception Rooms and separate kitchen
- Front Driveway
- Catford Bridge 0.9 miles
- EPC D
- Substantial three bedroom house
- Rear garden 75ft
- Over 1,500 sq ft
- Catford Station 1.0 miles

**Guide Price £625,000 to £650,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Muirkirk Road, London, SE6 1BH

## DESCRIPTION

Guide Price £625,000 to £650,000. Chain Free. Substantial late Edwardian three bedroom, three reception, end of terrace house with 75ft rear garden.

This chain free property is over 1,500 sq ft in size, and is probably one of the largest natural three bedroom houses in the area. On the ground floor there is a through reception room, a separate kitchen, and a further rear reception room with doors onto the west facing 75ft rear garden. You could convert the rear reception into a kitchen / dining room, or knock through into the kitchen to have an even larger space.

On the first floor there are three double bedrooms, the first of which spans the width of the house - over 18ft wide - and the two other doubles are 15ft and 12ft wide respectively. There are also a separate WC and bathroom, which could be knocked together into one larger family bathroom. You could create a fourth bedroom / home office out of the main bedroom, and / or extend into the loft or out back for further space, subject to the usual permissions.

To the front there is a driveway for one car, plus a gate for side access to the rear garden. To the rear, the garden has an extended patio with space for a BBQ and chairs, with mature plants and trees to one side, followed by a grass lawn, then a further paved area at the back with two sheds and storage.

Don't miss out on this wonderful opportunity - please call the Sales Team at Hunters Catford to be one of the first to arrange your viewing.

### Schools

Torridon Primary School 0.5 miles

Sandhurst Primary School 0.6 miles

### Trains

Catford Bridge Stations 0.9 mile - trains to London Bridge, Charing Cross and Cannon Street

Catford Station 1 mile - trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

### Amenities

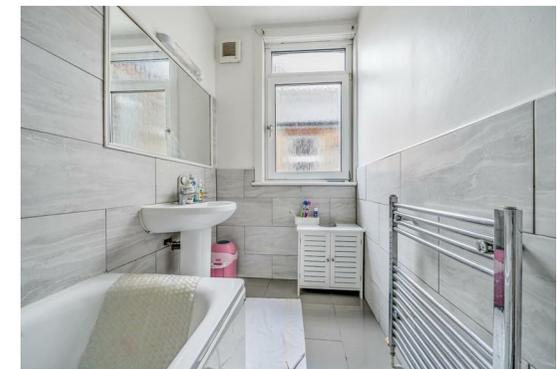
Local shops 300m

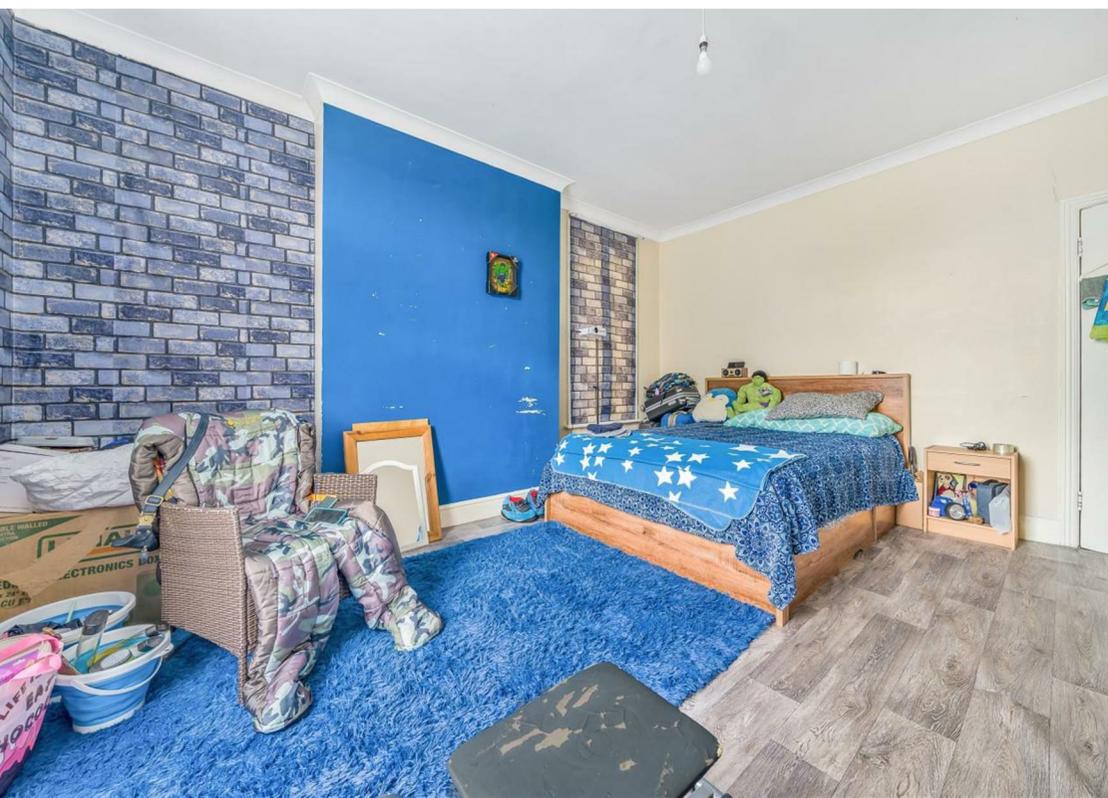
Catford town centre has Catford Mews 3 screen cinema, the Broadway Theatre, supermarkets and shops, plus plenty of cafes, restaurants and places to drink.

### Parks

Mountsfield Park 0.5 miles

Foster Memorial Park 0.6 miles

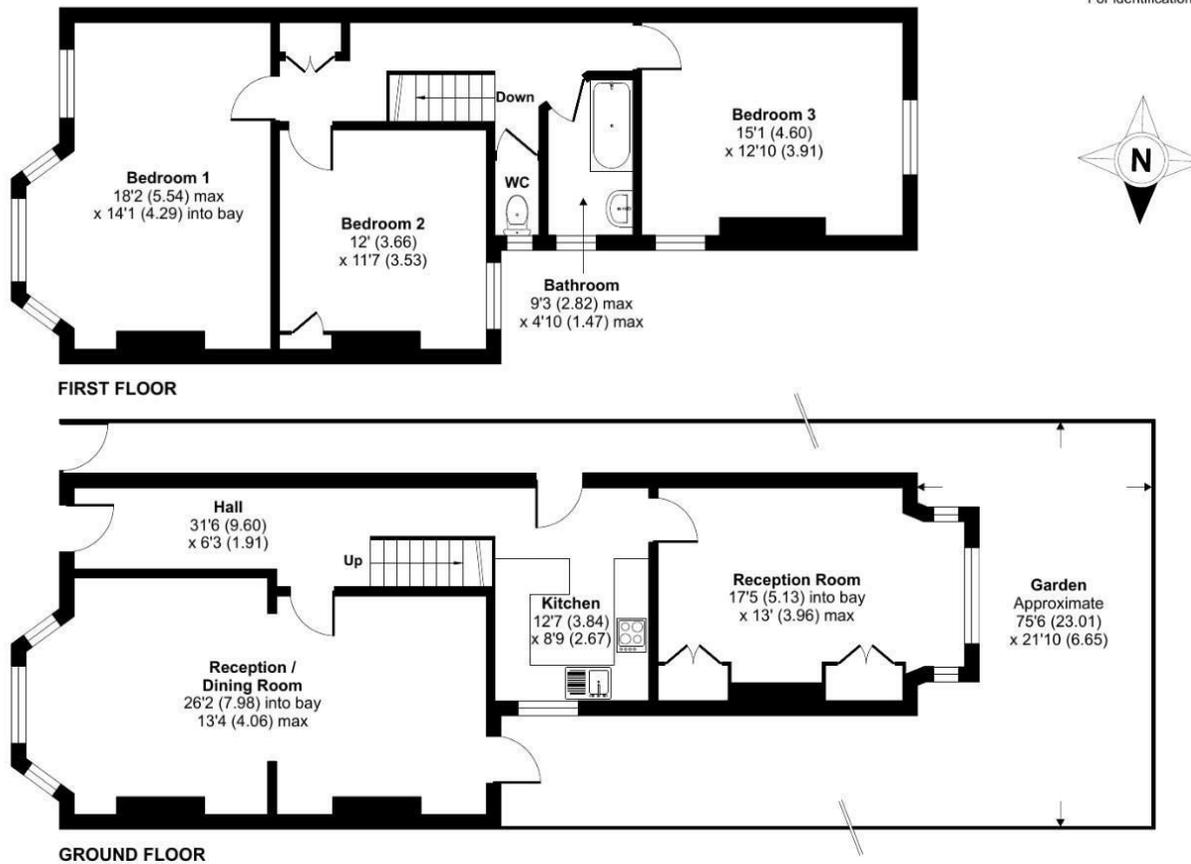




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Approximate Area = 1503 sq ft / 139.6 sq m

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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). © ritchecom 2023. Produced for Hunters. REF: 977875

### 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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