



HUNTERS®

HERE TO GET *you* THERE

Broadfield Road, London, SE6 1NE

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Asking Price £1,250,000

Double fronted redbrick Corbett house with four bedrooms, two reception rooms, sunroom and beautiful garden.

One of the joys of owning a double fronted period house is stepping through the front door into the hallway to be greeted by the grandeur of a reception room either side of you. Reception room and dining room; or reception and music room; or music room and library? Take your pick. To the left, the main reception room is over 18ft deep into the front bay. To the right, this reception / dining / music room is 15ft deep into the front bay, with beautiful wooden doors opening to the rear into the kitchen. On the other side of the full length hallway is a utility room and downstairs shower room / WC, plus there is a 22ft cellar under the hallway.

And that's not all, as a double fronted house really comes into its own when extended at the back. In this case, with a delightful sunroom - over 17ft wide, with full width bi-folding doors opening onto the garden. Perfect for these warm summer days.

Upstairs are four bedrooms - two doubles with bay windows to the front, and two decent singles at the rear, along with the family bathroom. There is also the potential to convert the loft, subject to the usual permissions, as a number of nearby houses have done.

The rear garden is another delight. The patio outside the sunroom has space for pots with lavender, a miniature acer, and olive tree. Around the lawn are mature beds with a lily and a purple smoke bush among others, then climbing roses on the garden walls, and a seating area to the rear to enjoy your morning coffee.

Owning a double fronted house is an opportunity not to be missed.

Please call the Sales Team at Hunters Catford to be one of the first to book your viewing.

Sandhurst Primary School 350 metres

Local shops 350 metres

Hither Green Station 0.6 miles

Corbett Community Library 0.3 miles

Mountsfield Park 0.5 miles

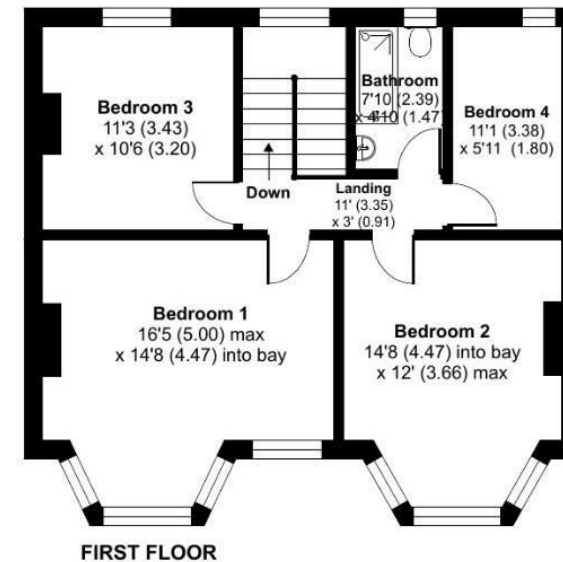
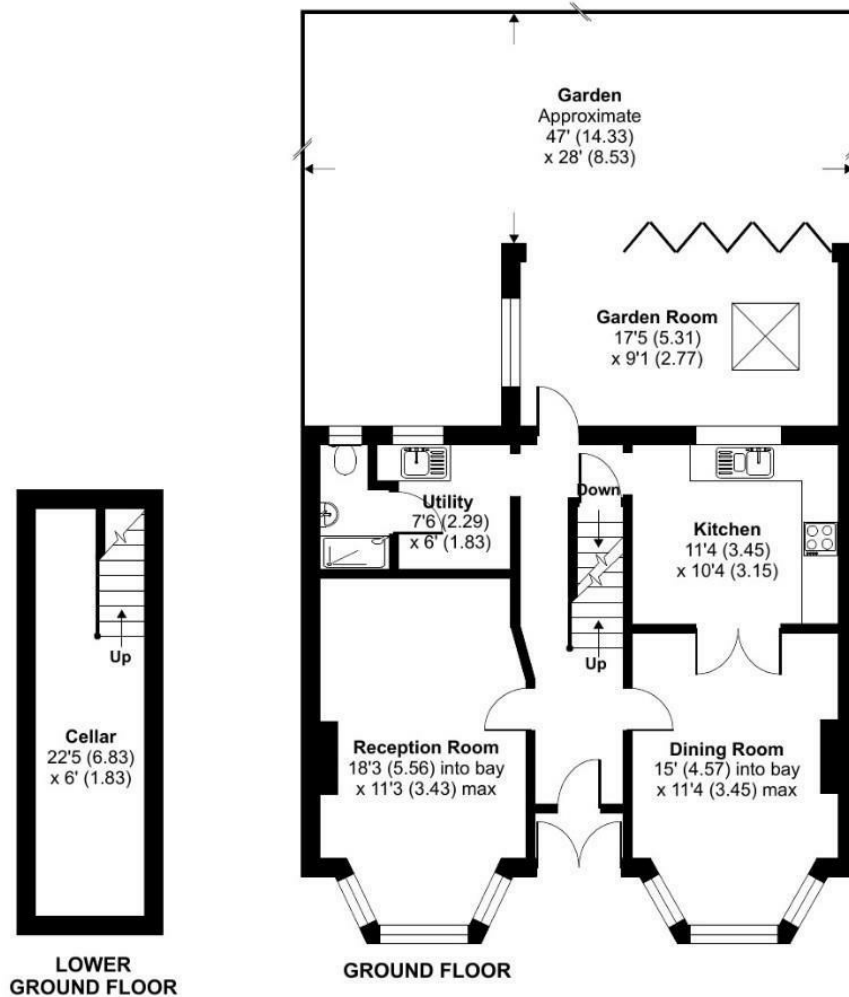
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Approximate Area = 1701 sq ft / 158 sq m

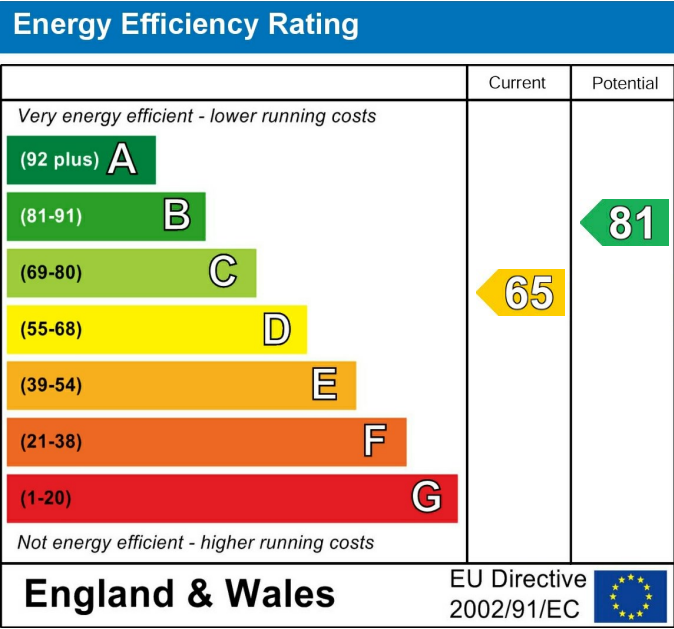
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters. REF: 993879

- Hallway**
- Reception Room 1**
18'3" x 11'3"
- Reception Room 2**
15'0" x 11'4"
- Garden Room**
17'5" x 9'1"
- Kitchen**
11'4" x 10'4"
- Utility/Shower Room**
7'6" x 6'0"
- Cellar**
22'5" x 6'0"
- Landing**
11'0" x 3'0"
- Bedroom 1**
16'5" x 14'8"
- Bedroom 2**
14'8" x 12'0"
- Bedroom 3**
11'3" x 10'6"
- Bedroom 4**
11'1" x 5'11"
- Bathroom**
7'10" x 4'10"
- Garden**
47'0" x 28'0"



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. 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.

