

## Rathfern Road, London, SE6 4NJ

- Guide Price £625,000 to £650,000
- Period Terrace House
- Through reception
- Catford Bridge station 0.4 miles
- Three bedrooms
- Lovingly restored
- 20ft rear garden
- EPC C

**Guide Price £650,000 to £675,000**

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# Rathfern Road, London, SE6 4NJ

## DESCRIPTION

Guide Price £625,000 to £650,000. Beautifully presented three bedroom period terrace house on the borders of Catford and Forest Hill.

The house has been completely renovated with a new bathroom, shutters, windows, doors, electrics, plumbing and flooring, along with exposed brick feature walls in the hallway, kitchen, bathroom and main bedroom. In the words of the vendors, the hard work has been done to create a beautiful, low maintenance house.

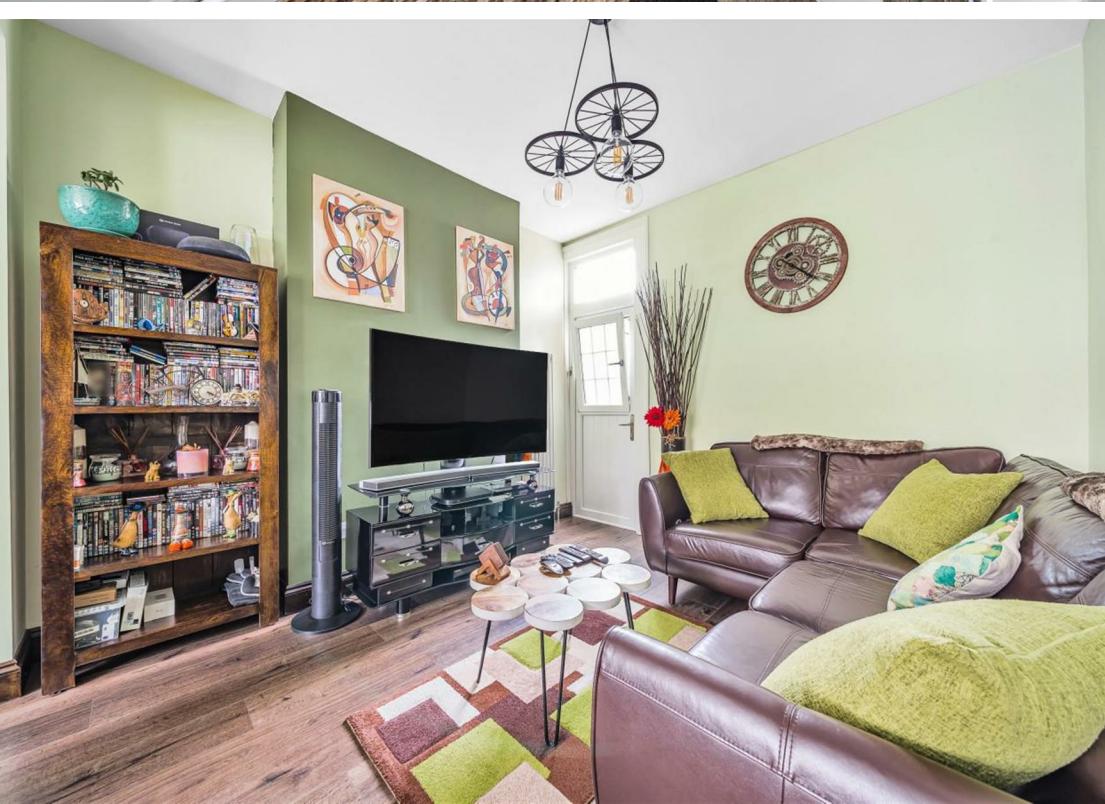
Walking into the hallway immediately gives you a sense of the character and appeal of this house. Then into the through reception, your eye is drawn in so many directions - to the crisp, yet calm, décor; to the fireplace; the front bay and window shutters; and more. The kitchen / breakfast room is over 5m deep, giving space for a large range of appliances, with a focal point of the range cooker set into the chimney breast, and door to the 20ft rear garden.

Upstairs, the main bedroom at over 5m wide, and 4m deep into the bay, extends the full width of the house at the front, with exposed brick walls at either end and wooden shutters to the bay and side windows. The second (double) bedroom is currently used as an office, but will work well as a bedroom, and the same goes for the smaller third bedroom, also currently used as an office. The bathroom has been completely remodelled to give a hi-spec, contemporary room with three piece white suite.

The current owners have loved the character of their house - a great place for them to work as professionals, but also to give them a real sense of home, being warm and inviting, a haven. Practically, they have loved having easy transport to the City via train or bus, and having good neighbours. Their favourite rooms are the kitchen, the lounge and the bathroom. They are now looking to move out of London, to Kent.

Catford Bridge station 0.4 miles  
Catford station 0.4 miles  
Forest Hill station 1.0 miles  
Catford town centre 0.5 miles  
Blythe Hill Fields 0.4 miles

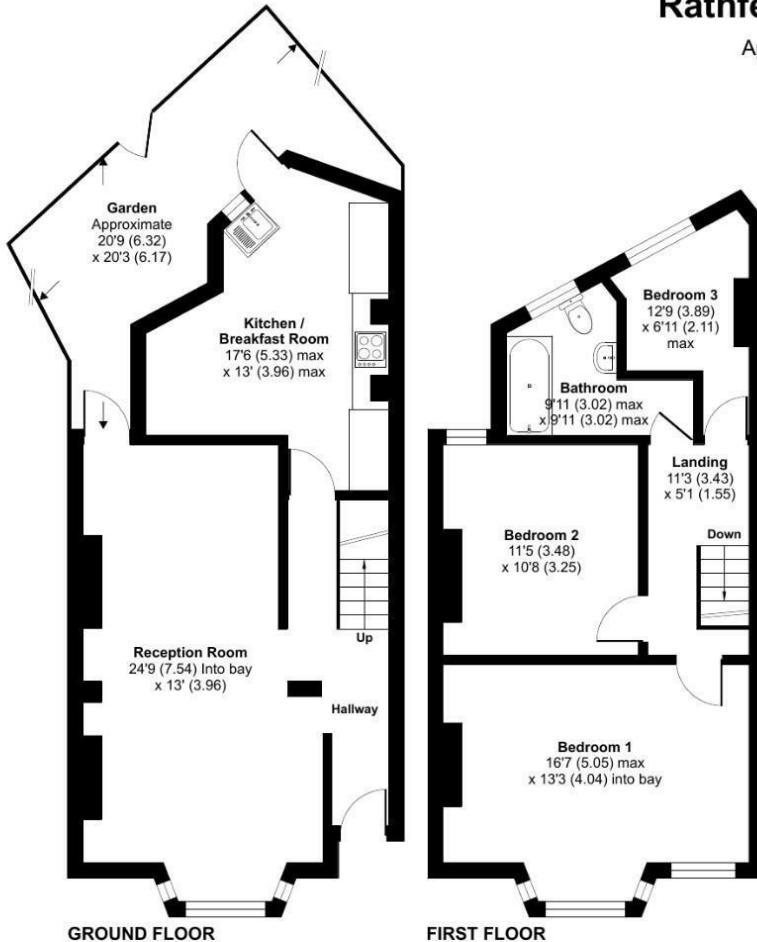






## Rathfern Road, London, SE6

Approximate Area = 1046 sq ft / 97.2 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). © nicherom 2021.  
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## 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

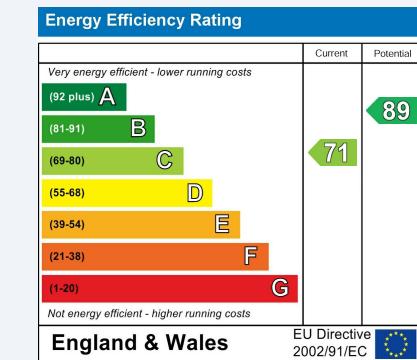
Tel: 020 8698 7499 Email:

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## 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.

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