



Sangley Road, Catford, London, SE6 2DY

- Three Bedroom House
- Two bathrooms, one ensuite
- Through Reception Room
- Catford and Catford Bridge stations 0.6 miles
- Extended into the loft
- Fitted Kitchen with integrated appliances
- Rear Garden
- EPC D

£2,200 Per Calendar Month



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DESCRIPTION

Three bedroom Victorian terraced house available to let from end of February on a part furnished basis.

This wonderful house just 0.3 miles from Catford town centre will make a great family home with a through reception room, separate kitchen and 20ft rear garden. On the first floor there is a 17ft double bedroom and a 12ft second bedroom, plus family bathroom, then a master bedroom plus ensuite shower room on the top floor.

The kitchen has an integrated oven, hob, extractor, dishwasher, washing machine plus fridge freezer.

There is a bike shed available for use in the front garden with security approved locks.

Call the Lettings team to arrange your viewing.

Trains

Catford Bridge Station 0.6 miles with trains to London Bridge, Cannon Street and Charing Cross

Catford Station 0.7 miles with trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

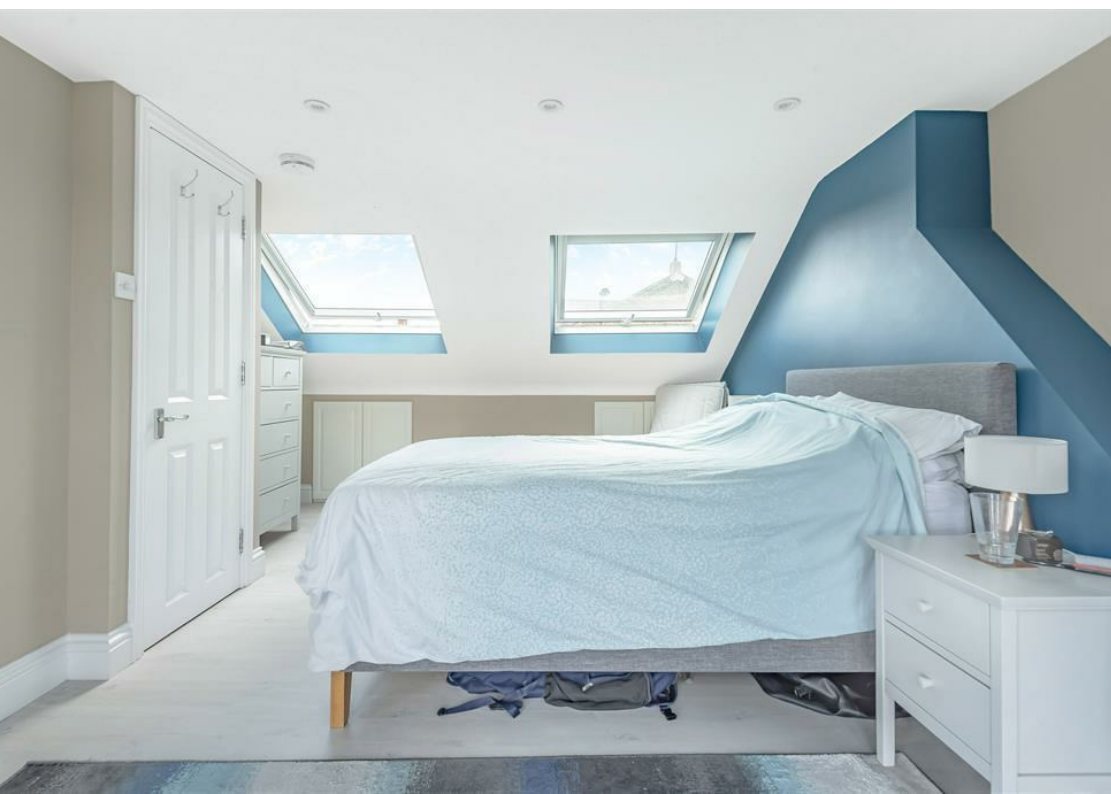
Amenities

Local shops 150 metres up the road - Co-op, cafes, takeaways, convenience stores and the Good Food Deli

Catford town centre is 0.3 miles away, with many shops, plus the Broadway Theatre, Catford Mews 3 screen cinema complex (with café and food market), supermarkets, restaurants and pubs - Italian (La Pizzeria Italiana), Turkish (Mekan, Pide), Portuguese, Japanese (Sapporo Ichiban), Chinese, Thai, Lebanese Street Food restaurant (Fayrooz), Catford Bridge Tavern, Bottle Bar and Ninth Life.

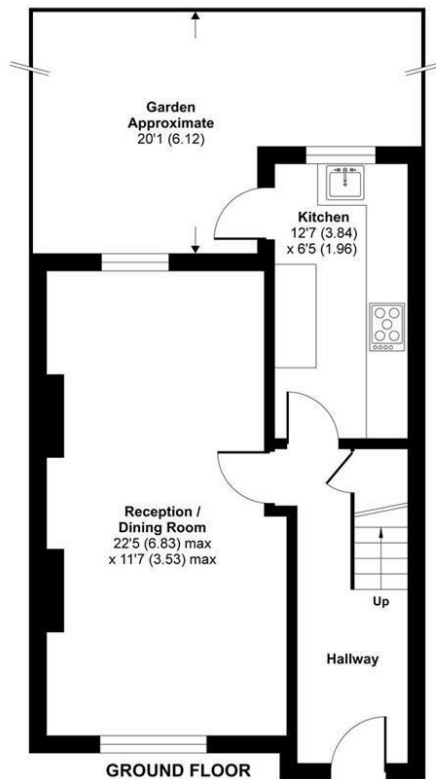
Mountsfield Park 0.4 miles with open fields, flower gardens, playground, bandstand and café.



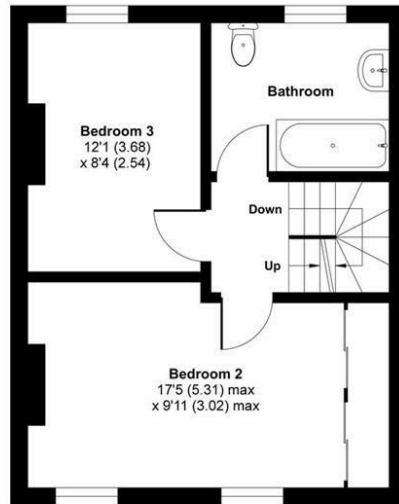


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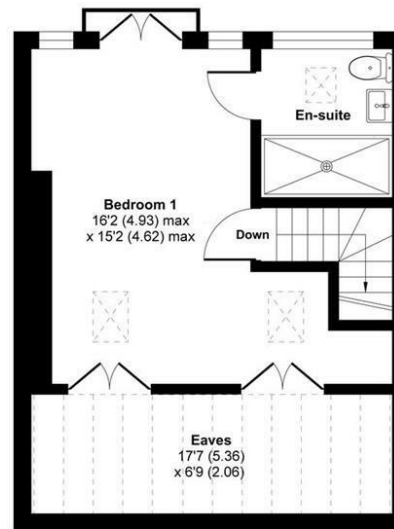
Approximate Area = 1103 sq ft / 102 sq m
 Limited Use Area(s) = 108 sq ft / 10 sq m
 Total = 1211 sq ft / 112 sq m
 For identification only - Not to scale



GROUND FLOOR
 APPROX FLOOR
 AREA 40 SQ M
 (431 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 36 SQ M
 (390 SQ FT)



SECOND FLOOR
 APPROX FLOOR
 AREA 36 SQ M
 (390 SQ FT)

Denotes restricted
head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 636461

Viewings

Please contact catfordlettings@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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.



153 Rushey Green, Catford, SE6 4BD
 Tel: 02086987499 Email: catfordlettings@hunters.com <https://www.hunters.com>

