



**BRAIDWOOD ROAD, CATFORD, LONDON, SE6 1QY**  
**OIRO £750,000 FREEHOLD**

**AN IMPRESSIVE AND EXTENDED, THREE BEDROOM PERIOD HOME WITH A SUPERB 50FT LANDSCAPED GARDEN AND SUMMERHOUSE SET IN THIS POPULAR RESIDENTIAL LOCATION CLOSE TO HITHER GREEN AND CATFORD BRIDGE STATIONS.**

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## DESCRIPTION:

The property has been extensively renovated to a very high standard and is in excellent decorative order throughout. Features including; double glazed sash windows, wood flooring, high ceilings, bespoke storage and joinery, travertine tiling and gas fired central heating.

The accommodation briefly comprises; entrance hall with understairs storage and downstairs cloakroom (WC), and a lovely front reception room with bay window, fireplace and bespoke built in alcove storage. The rear is a fantastic open plan kitchen diner built into the extension with lantern skylight and bi-folding doors to the garden. The luxury kitchen boasts quartz worktops and integrated appliances including dishwasher, fridge freezer and wine cooler. Upstairs are three bedrooms, two of which doubles, and a gorgeous luxury family bathroom with freestanding bath and wet room style shower. Outside, the garden has been beautifully landscaped and extends to approx. 50ft. At the rear of the garden is a large summerhouse/home office and there is a pretty garden to the front with water feature and pond.

This is a fantastic home and viewing is highly recommended. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

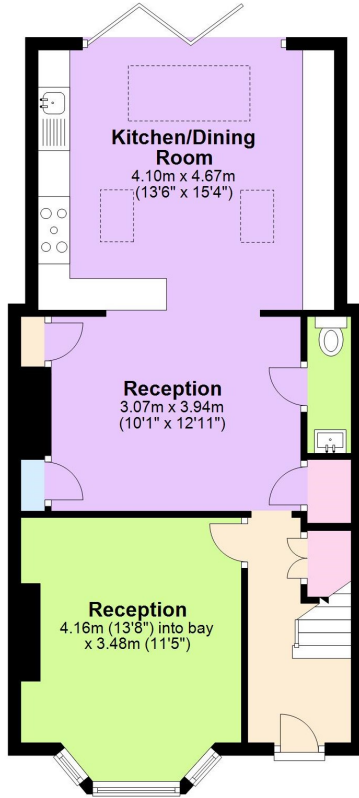
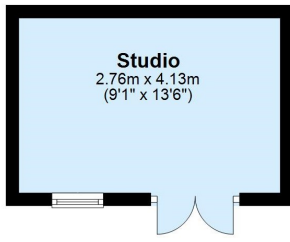
The property is located 0.74 miles from Hither Green station with travel time to London Bridge just 9 minutes with trains also operating to Cannon Street, Charing Cross and Waterloo East. Catford and Catford Bridge stations are also both within a mile. Canary Wharf is easily accessible via Lewisham DLR. The popular open spaces of Manor House Gardens and Mountsfield Park are close by. Catford is just 0.6 miles with plenty of shops and restaurants and is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London. Blackheath Village with its array of boutiques, bars and restaurants is just 1.7 miles. Both Torrington and Sandhurst Primary schools (OFSTED Good Rating) are close by.





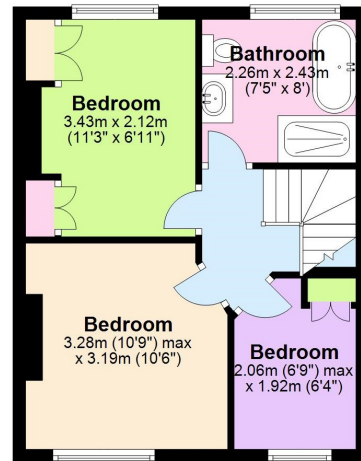
## Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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