



Arran Road, SE6

Asking Price £925,000

Charming well-proportioned 4-bedroom Edwardian property full of period features and set on one of Catford's most coveted streets.



DESCRIPTION

Set on one of Catford's most coveted streets, within the Culverley Green Conservation Area, sits this large well-proportioned Edwardian property full of period features and charm.

The property has generous sized, well-proportioned rooms, high ceilings and a spacious hallway, giving the property a sensible flow to its layout.

The formal reception has a feature fireplace, charming bay windows allowing for plenty of light and attractive views. The 20 x 18 ft open plan kitchen/family room is set to the rear of the property with double doors leading out to an 80 ft garden and a wood burning stove. There is also a family bathroom off the grand hallway.

Upstairs are 4 bedrooms, 3 of which are double, benefiting from an array of original period features such as windows, doors and fire surrounds. There is a good-sized family bathroom, plentiful storage and access to the loft which runs the expanse of the house, offering further development opportunities subject to planning. The property also benefits from off street parking for two cars.

Catford Station, Catford Bridge Station and Bellingham Station are all accessible for fast links into central London, and the green spaces of Mountsfield Park and Ladywell Fields are close by.

AT A GLANCE

- Well-proportioned Edwardian property
- Plentiful period features
- 4 bedrooms
- Large open plan kitchen
- 80 ft garden
- Off street parking for two cars
- One of the best streets in Catford
- Set within the Culverley Green Conservation Area
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

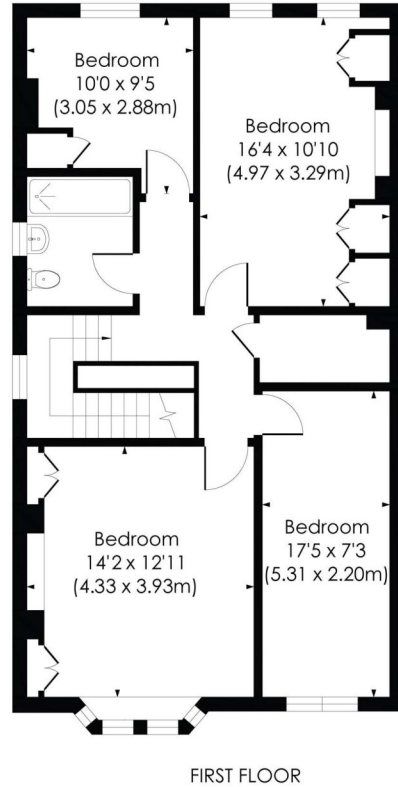
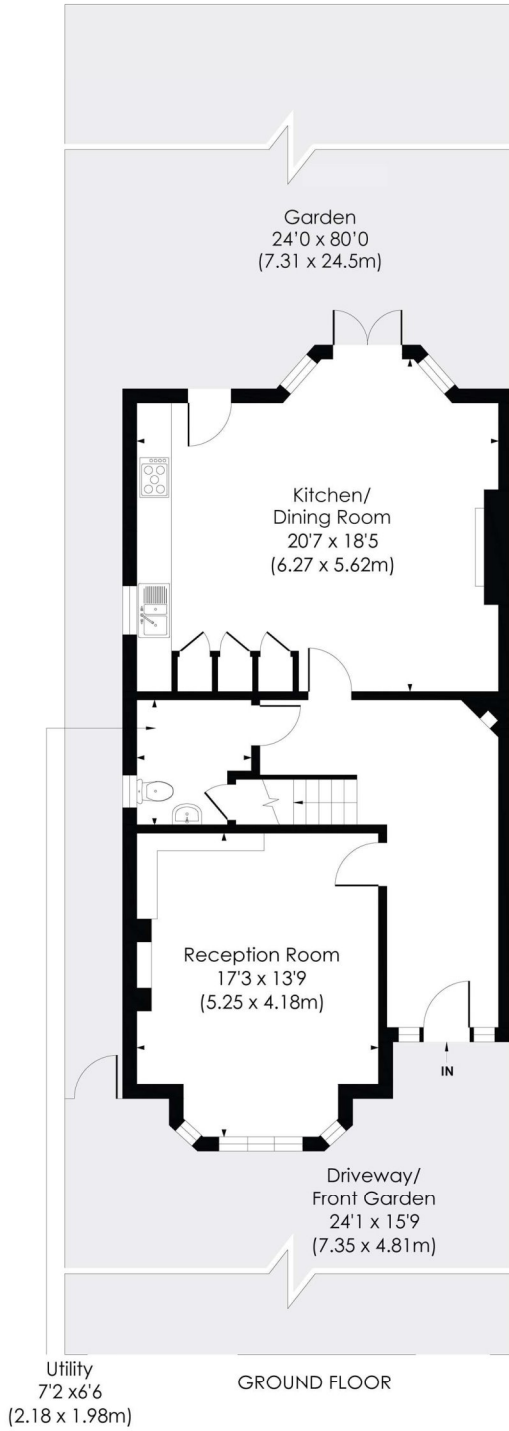
Walkable to Catford Bridge, Catford and Bellingham Stations for fast connections into central and west London.

Plentiful green spaces close by with Mountfield Park and Ladywell Fields close by.

ARRAN ROAD, SE6

Approx. Gross Internal Floor Area

1570 Sq. ft/145.82 Sq. m



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