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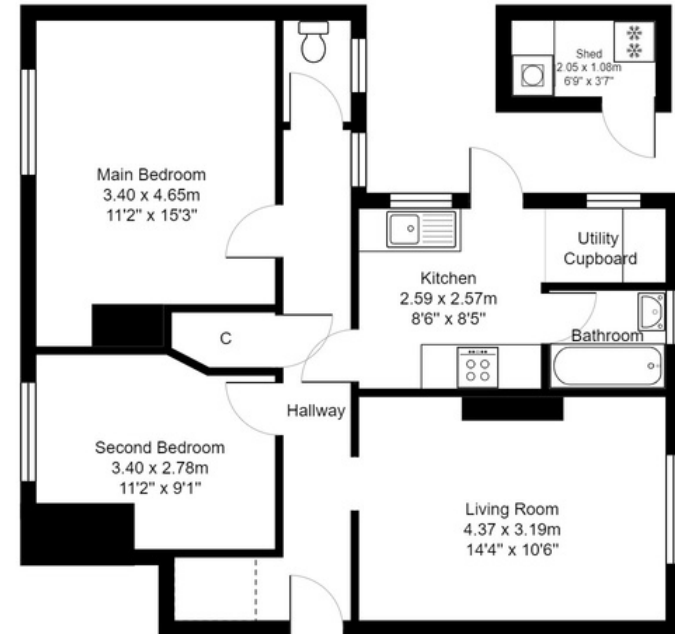
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Broadmead, Catford, SE6 3SD

£325,000

This beautifully presented ground-floor maisonette in Broadmead, Catford, is a perfect place to call home. Its spacious rooms, stunning private garden, and convenient location offer everything you need for a comfortable and enjoyable lifestyle. With easy access to train stations, parks, schools, and leisure activities it is an excellent place to live. The property has two spacious bedrooms, a bright and airy living room, a contemporary kitchen and a modern bathroom. You also have a front garden and a South-facing rear garden which is over 1000sq. ft. and the perfect place to entertain or unwind at the end of the day.

Being located on Broadmead, you are within a mile of Beckenham Place Park which has a swimming lake, cycle paths and walking routes. Just over a mile away you also have the beautiful Ladywell Fields, an ideal place for a picnic or a stroll. The park also features a playground, a skate park, and a cycle track. Both parks are both excellent places for families to spend time together. You are around 15-min walk into the centre of Catford via the Riverview Walk River Pool Park. The local train station, Bellingham, is just a short walk (6 mins) away, providing access to London Blackfriars. You can also use Catford Bridge station, with trains into London Charing Cross. The area is also well-served by buses, making it easy to get around without a car. Nearby are a range of excellent schools, including Athelney Primary, which has been rated 'Good' by Ofsted. For those who enjoy leisure activities, there are plenty of options, including the Catford Constitutional Club, which hosts a range of events and activities throughout the year. EPC grade C / Council tax band B.



Total Area: 61.8 m² ... 666 ft² (excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.



