



Mortlock
& Joyce

t: 01322 686277

e: hello@mortlockandjoyce.co.uk

www.mortlockandjoyce.co.uk

@mortlockandjoyce

Tugela Street, London SE6 4DQ

£550,000 - £575,000

A charming three-bedroom period house, tastefully decorated throughout and situated on the Catford/Forest Hill borders. Since moving in, the current owners have renovated most of the house, so this house is ready to move into. On the ground floor you have an entrance hallway, a bay-fronted reception room with shutters and a feature fireplace, a dining room also with shutters and a feature fireplace, a modern newly fitted kitchen and the mature rear garden is West-facing and has a secluded feel to it. Upstairs you will find the family bathroom and three bedrooms; two doubles and a single ideal for an office or a nursery.

Tugela Street is located in Catford, SE6, and is becoming a popular location amongst young professionals and families alike. Catford and Catford Bridge stations are around a 15-minute walk and provide trains into London Charing Cross (20 mins) & London Blackfriars (24 mins). If you are looking for a more scenic walk into Catford with its river view River Pool Linear Park is just down the road. With its panoramic views of the City, Blythe Hill Fields is a wonderful place to take the kids or just go for a walk. For convenience, Bellingham Play Park is a couple of minutes away. There are some particularly good schools nearby including Rathfern Primary, Kilmorie Primary and St Dunstan's College. Just across from you is the cricket club, where you can watch a game while having some food and a drink. A 5-minute walk away is Perry Hill Pub, which was refurbished in 2021, serves food, and has a nice garden with a children's play area. EPC grade D / Council tax band D.



Approximate Gross Internal Area
Ground Floor = 38.2 sq m / 411 sq ft
First Floor = 37.7 sq m / 406 sq ft
Total = 75.9 sq m / 817 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1009117)



