





Property Summary

Two-bedroom semi-detached house backing onto playing fields. Located in a quiet residential street on the Forest Hill/Sydenham side of Catford. Realistically priced for a quick sale.

Property Features

- SEMI DETACHED HOUSE
- FREEHOLD
- TWO BEDROOMS
- 20'2 LIVING ROOM
- SEPARATE KITCHEN
- MODERN BATHROOM
- FRONT & BACK GARDENS
- QUIET RESIDENTIAL ROAD
- BACKS ONTO SPORTS FIELDS
- NEEDS SOME TLC

DESCRIPTION

This modern built semi-detached house is located in a quiet residential road and backs onto sports fields. The house has a pretty front garden and a garden to the rear. Inside there is a hall, kitchen to the front and a living room to the rear overlooking the garden. Upstairs there are two bedrooms which can both fit a double bed. The master bedroom has French doors onto the roof of the living room, the house next door has made this space into a roof terrace. The upstairs bathroom is a recently fitted modern suite. The house has gas central heating and double glazing. Rutland walk and the surrounding roads are quiet and surrounded by playing fields which are also adjacent to the 'Waterlink Way'. This is an area with lots of outside space. This part of Catford is in a triangle with Forest Hill and Sydenham. **#AskBeaumont**



LOCATION

Catford is an area of increasing demand as people discover the excellent services from both of Catfords Stations. This house is also a reasonable distance from Lower Sydenham Station and Forest Hill Stations, which just adds in some choice. Catford is increasingly metropolitan with new venues opening all the time.

I think one of the main attractions to this house is the access to green open space. The house backs onto sports playing fields but is also close by to the Waterlink way park, which runs from Lower Sydenham to Ladywell and also provides an extensive cycle network.

Further afield is Sydenham and Forest Hill each with their own popular quirks, interests, and things to do. This is Catford but not as many know it. **#AskBeaumont**

ENTRANCE HALL

KITCHEN

11' 7" x 9' 9" (3.53m x 2.97m)

LIVING ROOM

20' 2" x 9' 9" (6.15m x 2.97m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

9' 9" x 9' 8" (2.97m x 2.95m)

BEDROOM TWO

11' 9" x 8' 5" (3.58m x 2.57m)

BATHROOM

REAR GARDEN

26' x 13' (7.92m x 3.96m)

FRONT GARDEN

DISTANCES

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as a rough guide only.

TRAINS ET AL

Catford Station 0.7 Mile

Catford Bridge Station 0.7 Mile

Lower Sydenham 1.0 Mile

Forest Hill Station 1.2 Mile

Sydenham 1.4 Mile

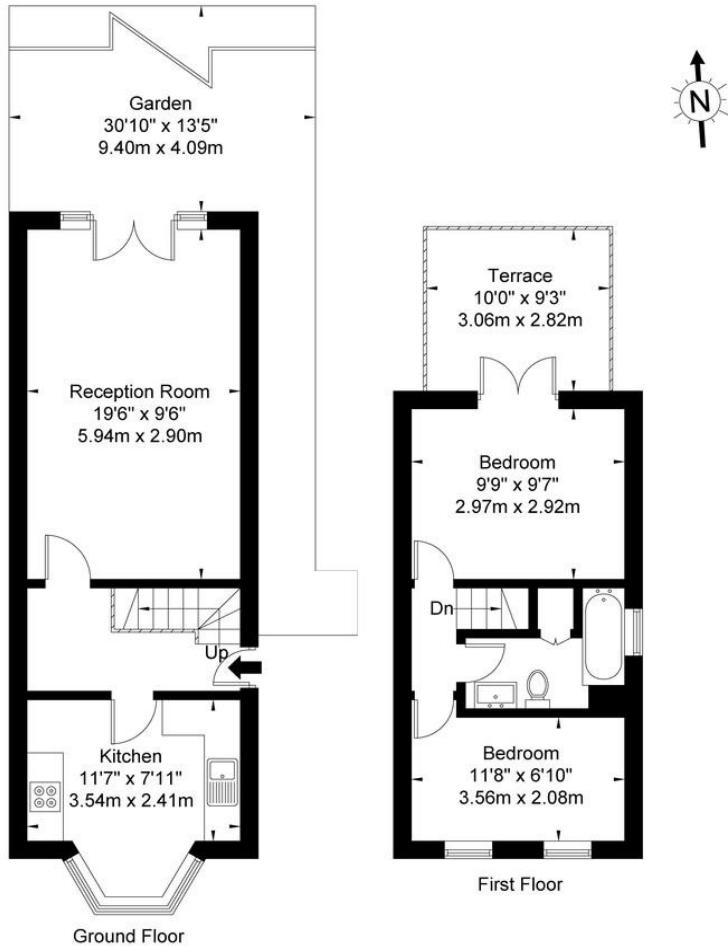






Rutland Walk SE6 4LG

Approx. Gross Internal Area = 64.4 sq m / 693 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		