





### Property Summary

4 bedroom extended home, which is in need of some modernization. The house has had a loft conversion in the past which adds a second cloakroom and bedroom to the second floor. Downstairs there is the addition of a UPVC conservatory. Big plot with off street parking for two vehicles to the front and a very long garden to the rear which leads to the detached garage. Quiet residential area, backing onto a park/playing fields.

### Property Features

- 4 BEDROOMS
- BATHROOM
- ADDITIONAL CLOAKROOM
- CONSERVATORY
- THROUGH LOUNGE
- OFF STREET PARKING
- GARAGE
- BIG REAR GARDEN
- NEEDS MODERNISATION
- 5 HOUSES FROM THE PARK



## AGENTS NOTE

This property is being sold as needing modernising. It is sold as seen. Buyers can expect to have to fit a new kitchen and more. It is fairly self evident that works are needed to this house which could include electrical repairs, heating and there may be some damp. The vendor of this property is selling it, 'sold as seen', and will not enter into renegotiations after the sales price is agreed.

A reservation agreement is available on this property to provide security once your offer has been accepted. A fee of £500 plus VAT (£600) will be required to be paid on this property using the services of 'Gazeal'. Please ask for further details.



## DESCRIPTION

Mark Beaumont estate agents offer for sale this 4-bedroom extended home, which is in need of some modernisation. The house has had a loft conversion in the past which adds a second cloakroom and bedroom to the second floor. Downstairs there is the addition of a UPVC conservatory.

The house sits on a big plot with off street parking for two vehicles to the front and a very long garden to the rear which leads to the detached garage. Located in one of Catford's quieter residential areas. The house is just 5 houses from the entrance to Forster Memorial Park and backs onto the playing fields of Prendergast School.

A reservation agreement is available on this property to provide security once your offer has been accepted.

NO CHAIN.

## **DISTANCES**

Distances are taken from [googlemaps.co.uk](http://googlemaps.co.uk). They are approximate and are to be used as rough guide only.

### TRANSPORT

Bellingham Station 0.8 Mile

Grove Park Station 1.4 Mile

Catford and Catford Bridge Stations 1.4 Mile

### PARKS

Forster Memorial Park 5 Houses along

**ENTRANCE HALL****THROUGH LOUNGE**

26' 4" x 10' 4" (8.03m x 3.15m)

**KITCHEN**

10' 7" x 5' 11" (3.23m x 1.8m)

**CONSERVATORY**

14' 0" x 7' 5" (4.27m x 2.26m)

**STAIRS TO THE FIRST FLOOR****BEDROOM ONE**

13' 4" x 10' 1" (4.06m x 3.07m)

**BEDROOM TWO**

13' 0" x 9' 11" (3.96m x 3.02m)

**BEDROOM THREE**

7' 8" x 6' 0" (2.34m x 1.83m)

**TOP FLOOR LANDING****ADDITIONAL CLOAKROOM****BEDROOM FOUR**

13' 5" x 11' 2" (4.09m x 3.4m)

**OUTSIDE TO THE FRONT**

Off Street Parking for 2 vehicles

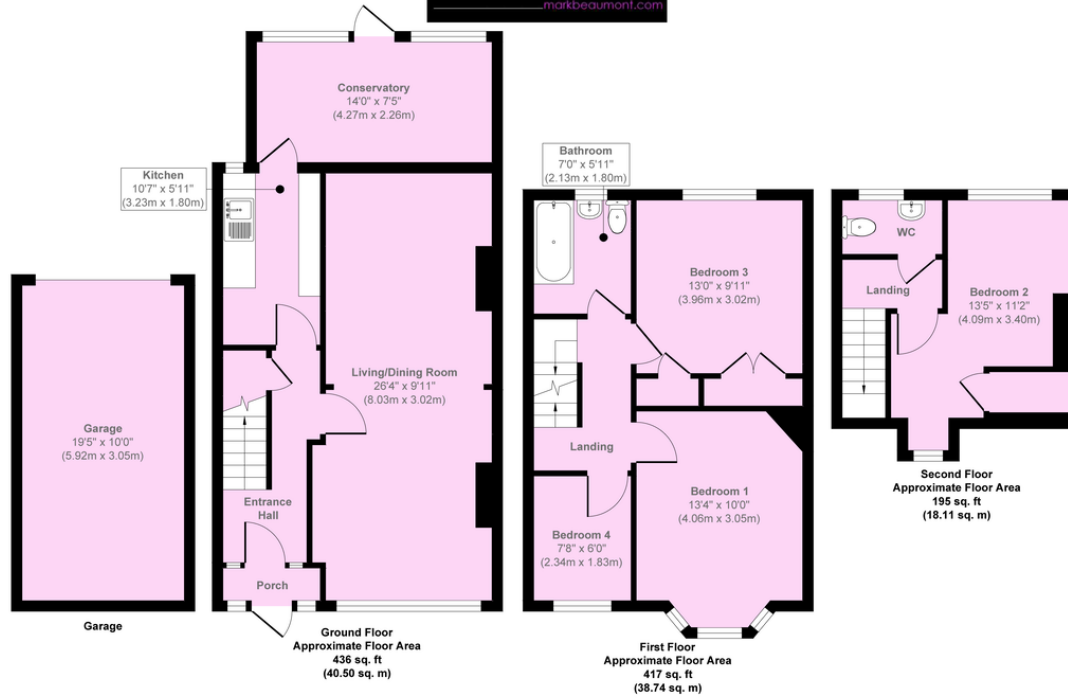
**OUTSIDE TO THE REAR**

Circa 100' A very long rear garden which leads to the garage.

**GARAGE**

19' 5" x 10' 0" (5.92m x 3.05m)

Longhill Road SE6 1TY



Approx. Gross Internal Floor Area 1048 sq. ft / 97.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.