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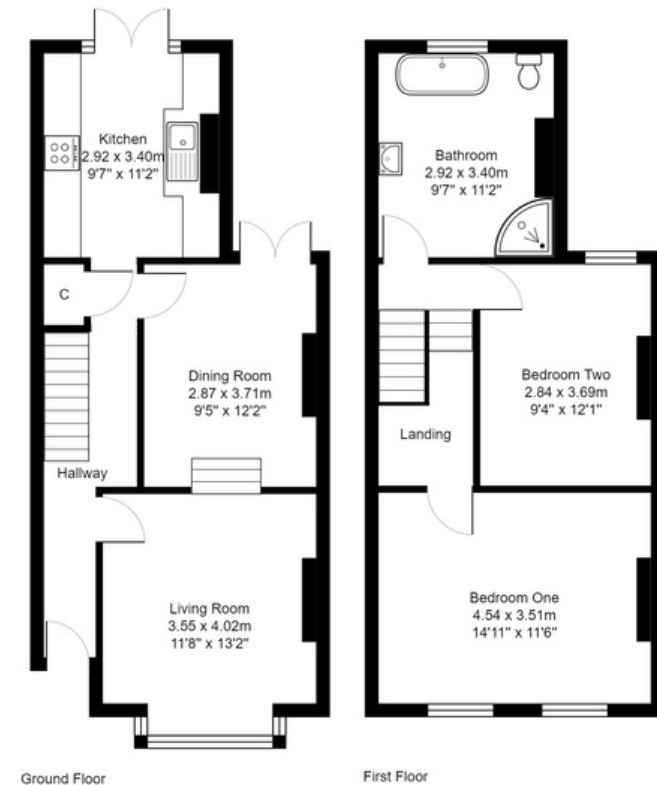
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# Tugela Street, Catford, London, SE6 4DG

£550,000

This stunning two-bedroom period house is situated on Tugela Street, SE6 and soon as you enter this property, it has such a lovely feel and is an ideal family home. Being offered chain free the accommodation has an open-plan reception, which has a living area and dining space, is flooded with natural light and features a beautiful bay window, perfect for relaxing after a long day. There is a modern fitted kitchen with patio doors out onto an approx. 75ft rear garden, an ideal place to entertain. Upstairs there are two spacious double bedrooms and a large modern four-piece family bathroom. The property also has the potential to increase the living space further with a loft and rear extension (subject to the correct permissions and regulations).

Tugela Street is located in Catford, SE6, and is becoming a popular location amongst young professionals and families alike. Just behind you have 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. 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. EPC grade D / Council tax bill D.



Total Area: 87.3 m<sup>2</sup> ... 940 ft<sup>2</sup>

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.



