



## Felday Road, SE13 7HJ

### Guide Price £635,000-£650,000 Freehold

Located close to Ladywell Fields is this charming, 3-bedroom period terraced house, which includes high ceilings, feature fireplaces, and is beautifully presented, throughout. There may be a possibility of a sale with no chain (to be confirmed).

Approaching the property through the front garden, on the ground floor, is a walk-through reception room with large bay window allowing plenty of light. This leads through to the dining area, which has a feature fireplace. At the rear of the building is a stylish kitchen incorporating an informal dining area, leading out to a lovely, low maintenance paved rear garden with raised beds and circular patio area.

Upstairs are 3 bedrooms and a spacious family bathroom with a roll-topped bath and separate shower cubicle.

Additionally, there is a basement area, which is currently being used as an office.

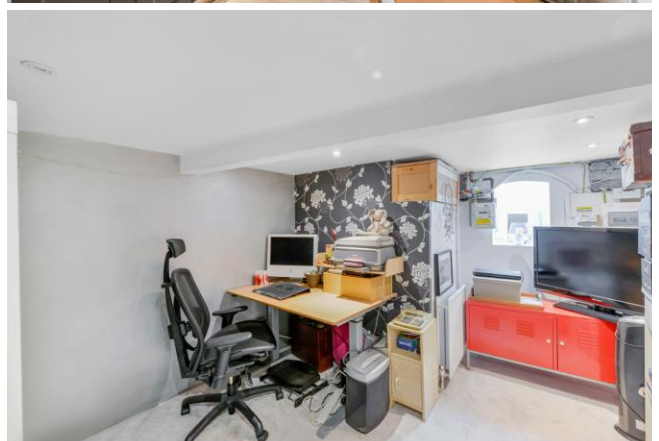
Felday Rd is in a quiet, residential street made of similar properties. The nearest station is Ladywell from where there are fast and frequent services into central London.

Catford and Catford Bridge stations are also within easy reach. In addition, you can pick up the DLR from Lewisham station for quick access into Canary Wharf.

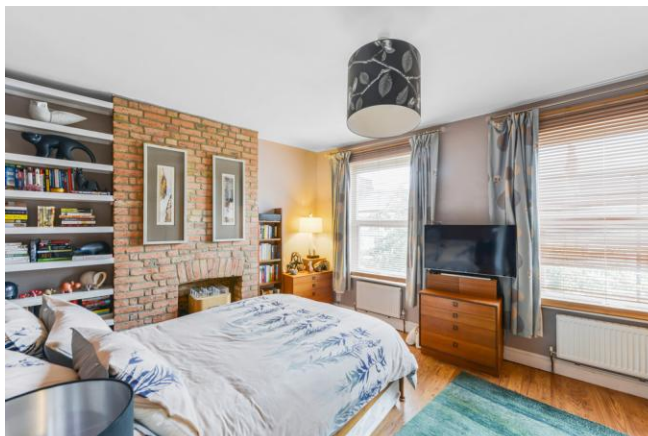
As for amenities you'll find a wide variety of shops, cafes, bars, restaurants in Ladywell or the centre of Catford. Further amenities can be found in the centre of Lewisham.

The area is dotted with green spaces with Ladywell Fields round the corner and Hilly Fields further afield. There are also a number of good primary schools nearby.

Photos



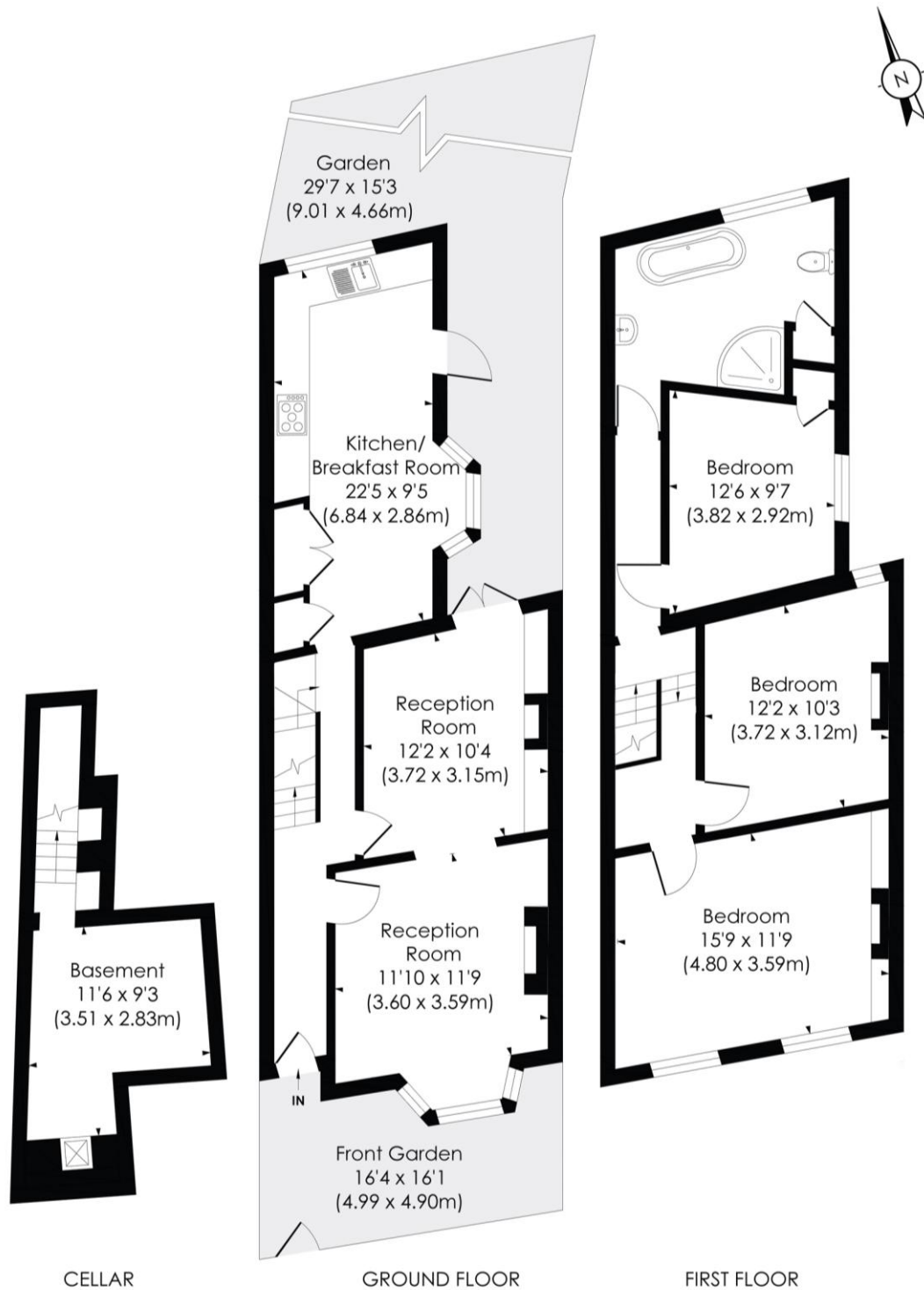
Photos



# Floor plan

Approx. Gross Internal Floor Area

**1342 Sq. ft/124.68 Sq. m**  
**(incl cellar)**



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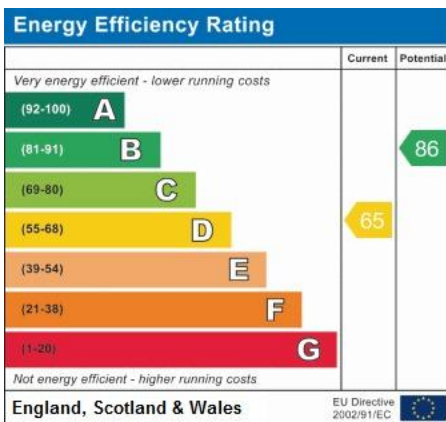


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Additional Information

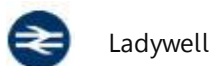


## Energy Performance Certificate



## Property Information

Tenure: Freehold



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### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 214.20dm