



## Montacute Road, SE6 4XJ

### £800,000 O.I.E.O. Freehold

This amazing 4/5 bedroom, 2/3 reception double fronted semi-detached house, with 3 bathrooms, would make an ideal family home.

The property, which has a warm and homely feel throughout, is entered through a large off-street parking paved front garden.

The space downstairs offers a living room at the front which leads through to a superb dining area with doors leading out to the garden making for a great in/out entertaining space. There is another double room, a modern fitted kitchen with ample space for appliances and you'll also find a downstairs shower room.

Back into the hallway, stairs lead up to the first floor where there is a 20' main bedroom with en suite bathroom. 2 further double bedrooms, plus a single bedroom/study and a good-sized family bathroom. The garden at the back is west-facing with a patio area, a shed, lawn area with various plant and shrubs.

Montacute Road is in a quiet, residential area made up of similar family homes. The nearest stations are Catford and Catford Bridge allowing quick and easy access into central London and the City. For anyone requiring services to Shoreditch and Highbury and Islington, you can cut through Blythe Hill Fields and pick up the London Overground from Honor Oak Park station. Lewisham DLR is only 1 stop away as well. There are also a variety of bus routes to choose from.

As for amenities, a wide range of shops, cafes, bars and restaurants can be found in the centre of Catford, Forest Hill or Honor Oak Park. Places of note include the Blythe Hill Tavern - a Camra-awarding winning local, and Babur - an award-winning Indian restaurant. Blythe Hill Fields which is nearby boasts panoramic views of the London's skyline and plays host to an annual summer festival. There are also a number of good schools in the area including Rathfern primary school, rated as 'Outstanding'.

Photos

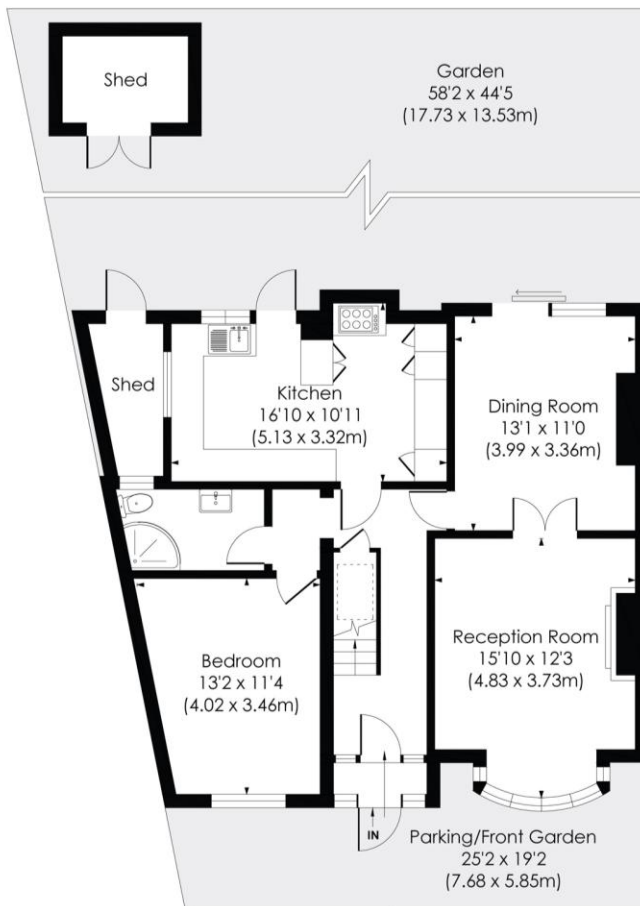


Photos

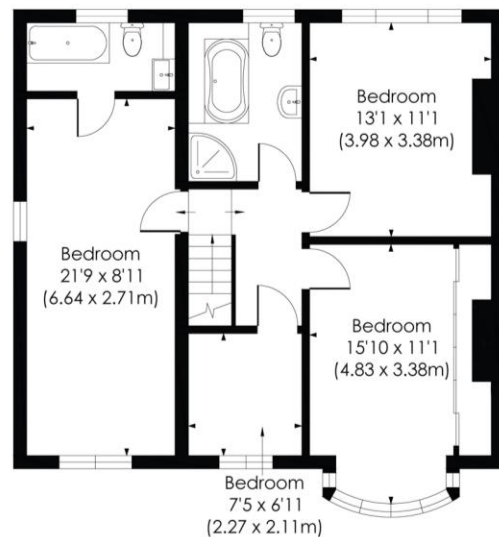


# Floor plan

Approx. Gross Internal Floor Area  
**1604 Sq. ft/149.03 Sq. m**



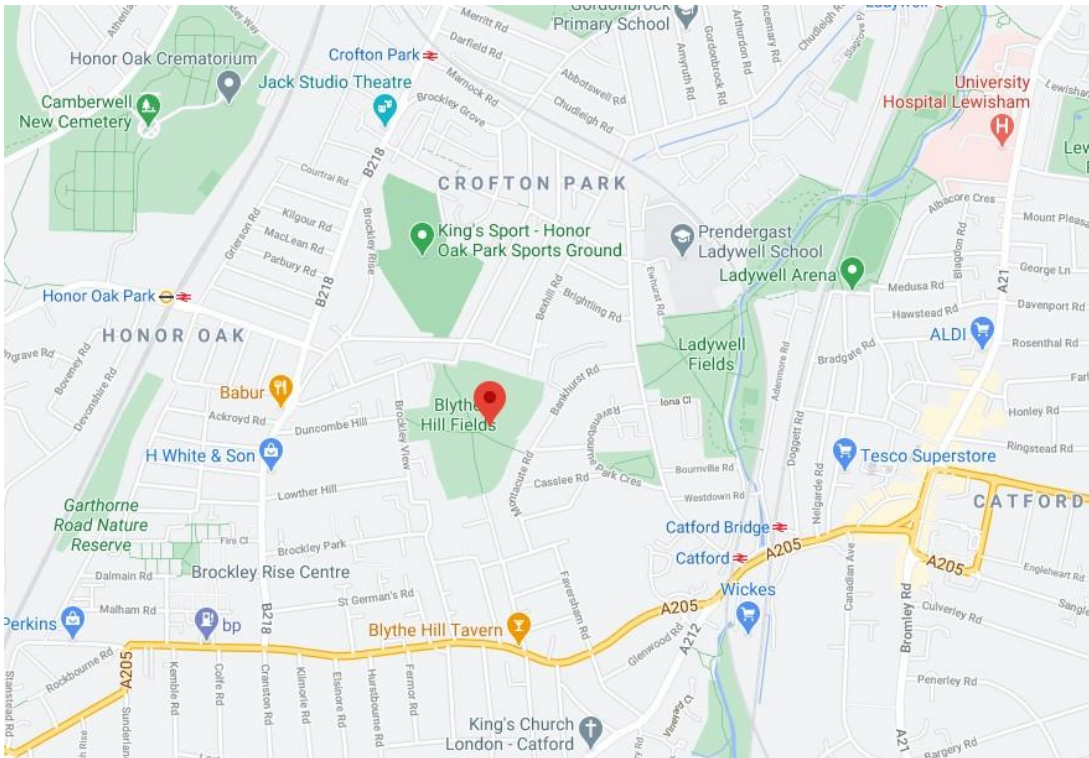
GROUND FLOOR



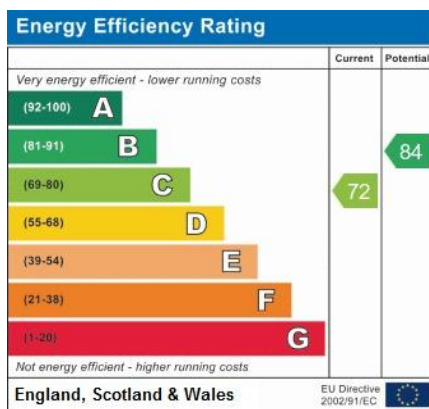
FIRST FLOOR

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## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Freehold



Catford/Catford Bridge



Honor Oak Park

Lewisham Sales

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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: 235.20dm