



Guide Price £450,000
3 bedroom terraced house

Longhill Road
Catford

Read all about it...

A three-bedroom terraced house located on Longhill Road. This property is offered to the market chain-free.

Internally the property needs modernising throughout but is full of potential with a spacious lounge and separate dining room, kitchen, three bedrooms two of which are doubles and a large garden, perfect for someone looking to put their own stamp on the place.

The property benefits from excellent proximity to local green open space with Forster Memorial park and Downham Woodland Walk close by and Beckenham Place Park slightly further afield. The closest station is Bellingham at 0.9 miles and offers services into London Blackfriars and Victoria.

Tenure: Freehold

GROUND FLOOR

Porch

Entrance Hall

Pendant light, fitted carpet

Lounge

13' 4" x 10' 4" (4.06m x 3.15m)

Pendant light, bay window to front, gas fire radiator, fitted carpet.

Dining Room

13' 0" x 9' 9" (3.96m x 2.97m)

Pendant light, gas fire radiator, fitted carpet. Door to garden.

Kitchen

10' 0" x 6' 0" (3.05m x 1.83m)

Pendant light, fitted cupboard, ceramic butler sink. Door to garden.

FIRST FLOOR

Landing

Bedroom

13' 4" x 9' 9" (4.06m x 2.97m)

Pendant light, bay window to front, fitted carpet

Bedroom

11' 4" x 9' 9" (3.45m x 2.97m)

Pendant light, window to rear, fitted wardrobe.

Bathroom

Pendant light, window to rear, free standing basin, panel enclosed bathtub, W/C.

Bedroom

9' 1" x 5' 11" (2.77m x 1.80m)

Pendant light, window to front.

OUTSIDE

Garden

Paved area leading to lawn, mature trees and shrubbery

Garage



Ground Floor

First Floor

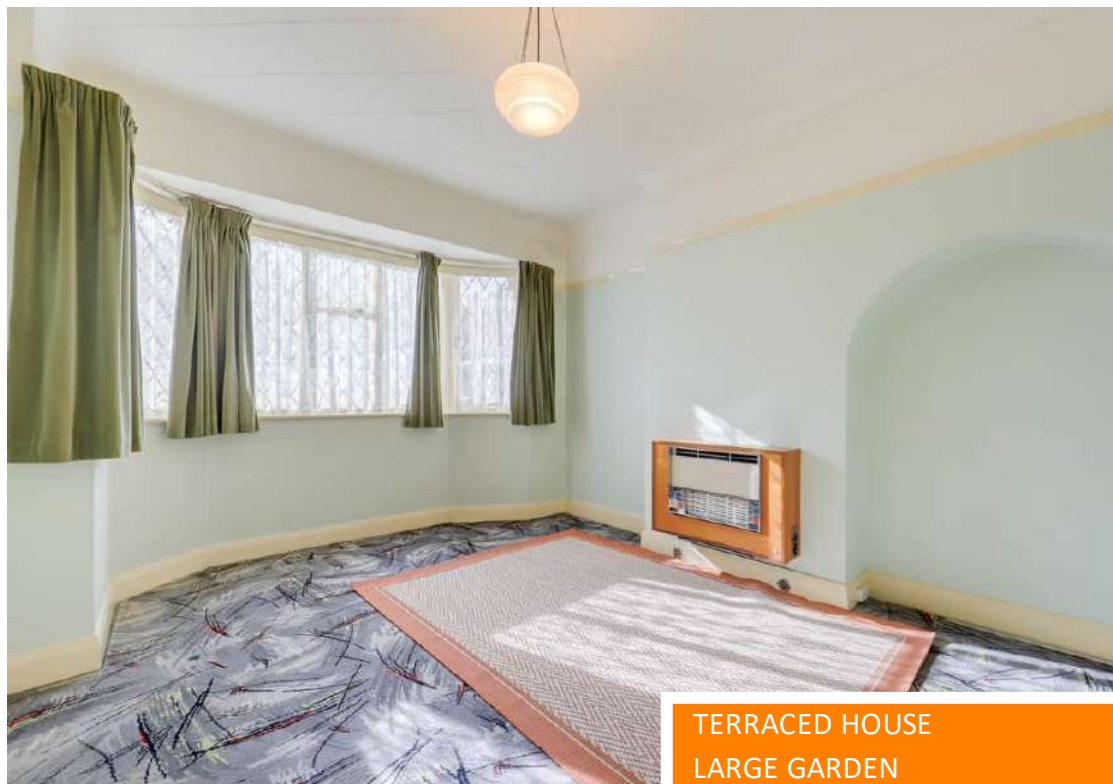
Total Area: 76.6 m² ... 824 ft² (excluding garden, garage)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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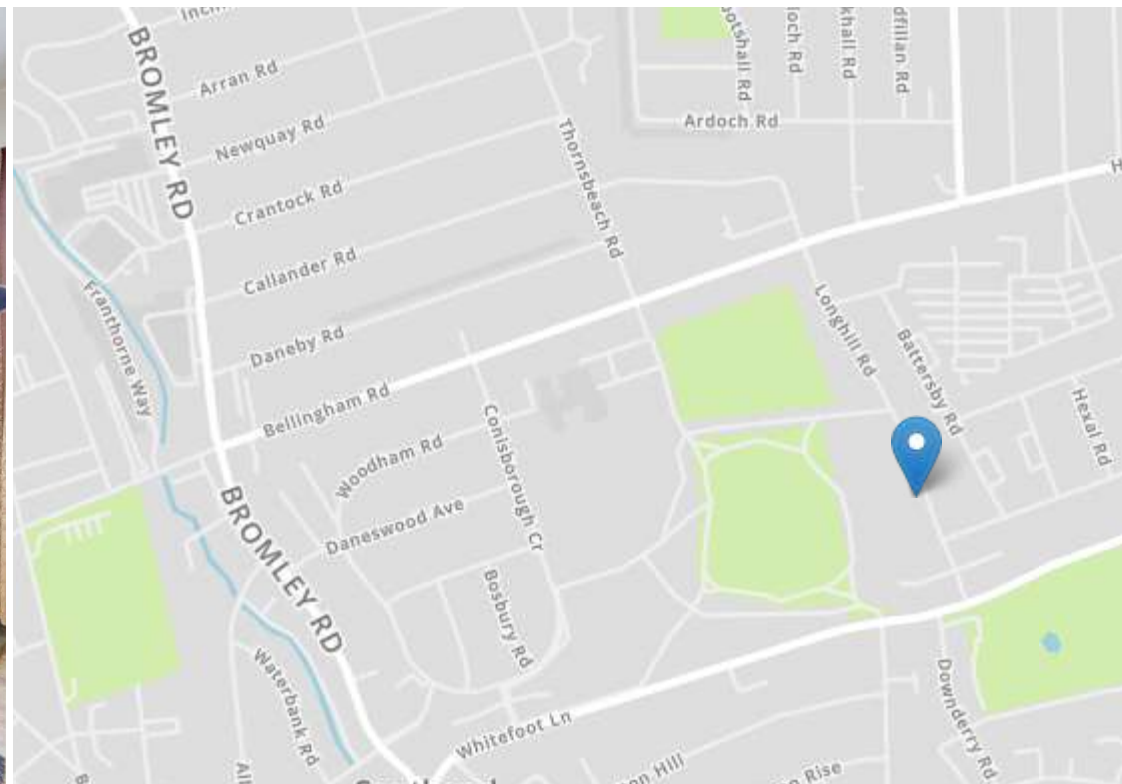
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TERRACED HOUSE
LARGE GARDEN
NEEDS MODERNISATION

THREE BEDROOMS
0.9 MILES TO BELLINGHAM
STATION
CHAIN FREE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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