



Guide Price £450,000 Freehold
2 bedroom terraced house

22 Scrooby Street
Catford

Read all about it...

Situated on a quiet residential road is this period brick-fronted 2 up, 2 down style home. An ideal starter home, the house is perfectly suited to a couple or small family and would make for a perfect first time purchase.

On the ground floor is a 17' open plan lounge with door leading to a separate kitchen/dining room and directly out to an easy to maintain patio garden. Upstairs are 2 bedrooms, including the generous main bedroom to the front, and a shower room. The property also benefits from under-stair storage and loft space.

Scrooby Street is ideally located just under half a mile to the Twin Catford Stations and within easy reach of the ever popular Ladywell Fields. There are plenty of bus routes to access close by along with local amenities including local pubs, shops and an independent cinema.

Tenure: Freehold | **Council Tax:** Lewisham band C

GROUND FLOOR

Lounge

16' 11" x 12' 2" (5.16m x 3.71m)

Pendant ceiling lights, double glazed sash window to front with shutters, radiator, engineered wood flooring.

Kitchen/Dining Room

13' 4" x 12' 2" (4.06m x 3.71m)

Dining Room: Spotlights, double glazed sash window to rear, wall mounted units, radiator, tiled flooring.

Kitchen: Spotlights, double glazed window to rear, matching wall and base units, quartz worktop, stainless steel sink with drainer, gas hob with splashback, electric oven, space for fridge/freezer and washing machine, tiled flooring.

Door to garden.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

12' 2" x 11' 8" (3.71m x 3.56m)

Pendant ceiling light, double glazed sash windows to front, radiator, fitted carpet.

Bedroom

12' 4" x 6' 10" (3.76m x 2.08m)

Pendant ceiling light, double glazed sash window to rear, radiator, fitted carpet.

Shower Room

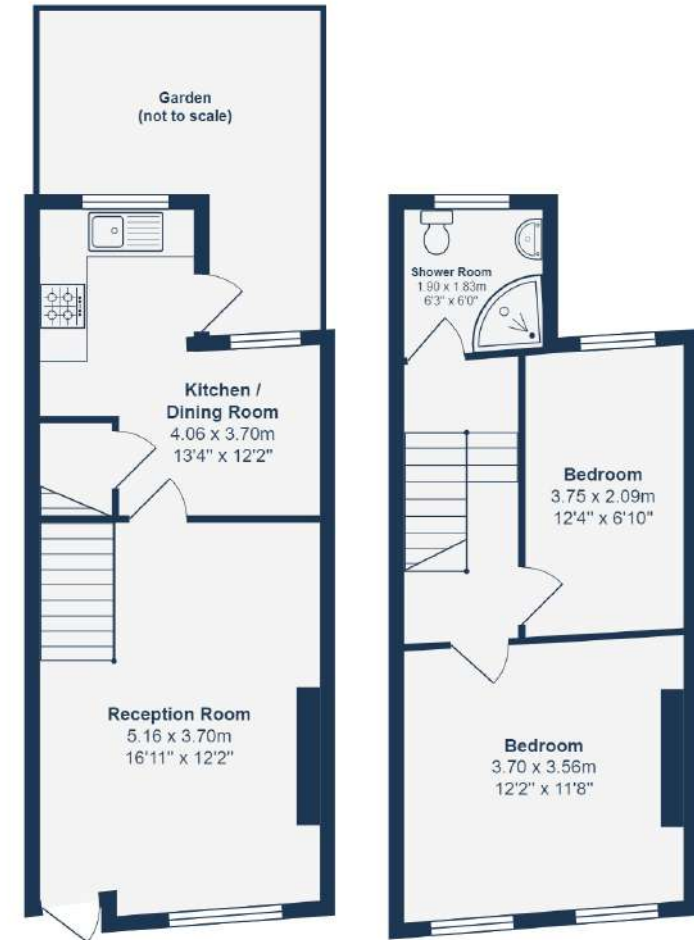
6' 3" x 6' 0" (1.91m x 1.83m)

Spotlights, double glazed window to rear, walk in shower cubicle with tiled surround, wall hung basin, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Patio garden with raised planter.



Ground Floor
Area: 31.1 m² ... 335 ft²

First Floor
Area: 31.0 m² ... 334 ft²

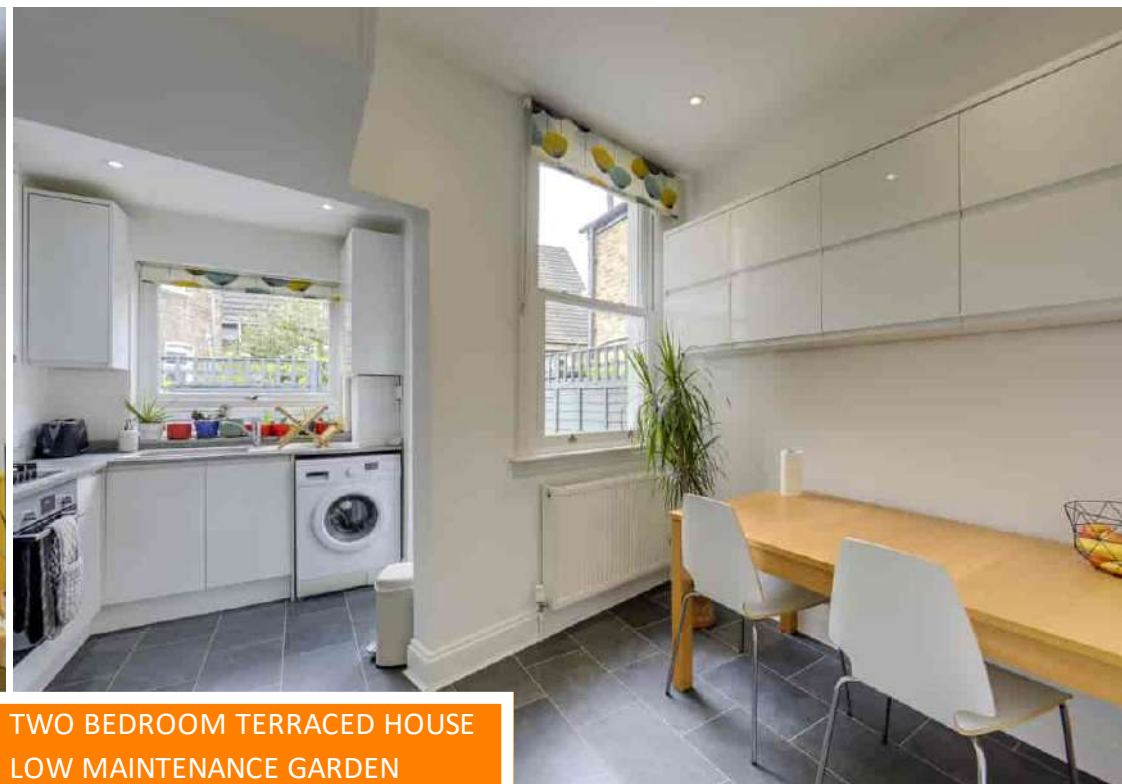
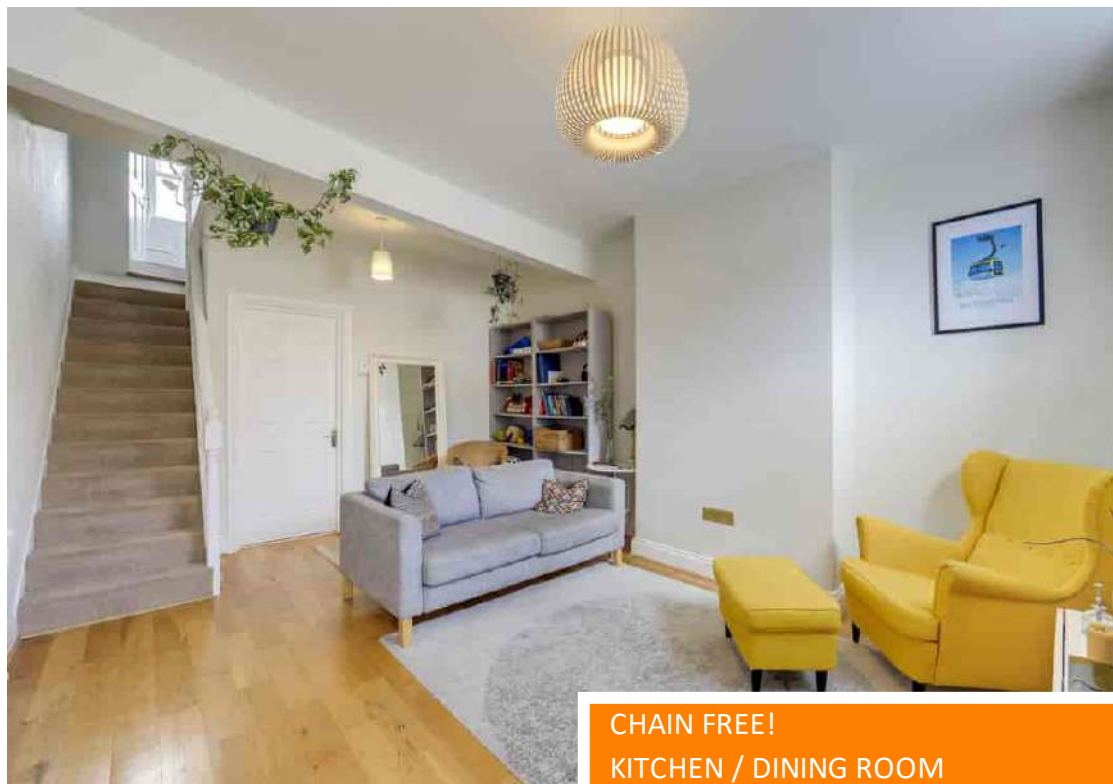
Total Area: 62.1 m² ... 669 ft²

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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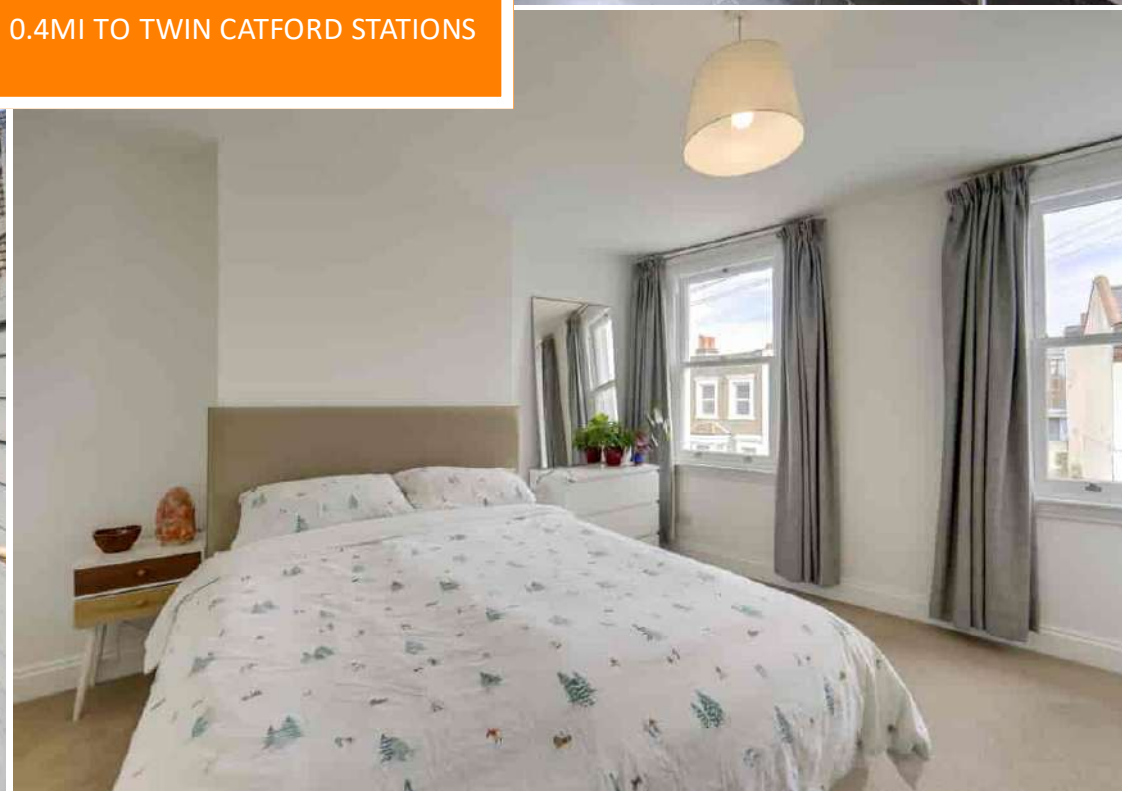
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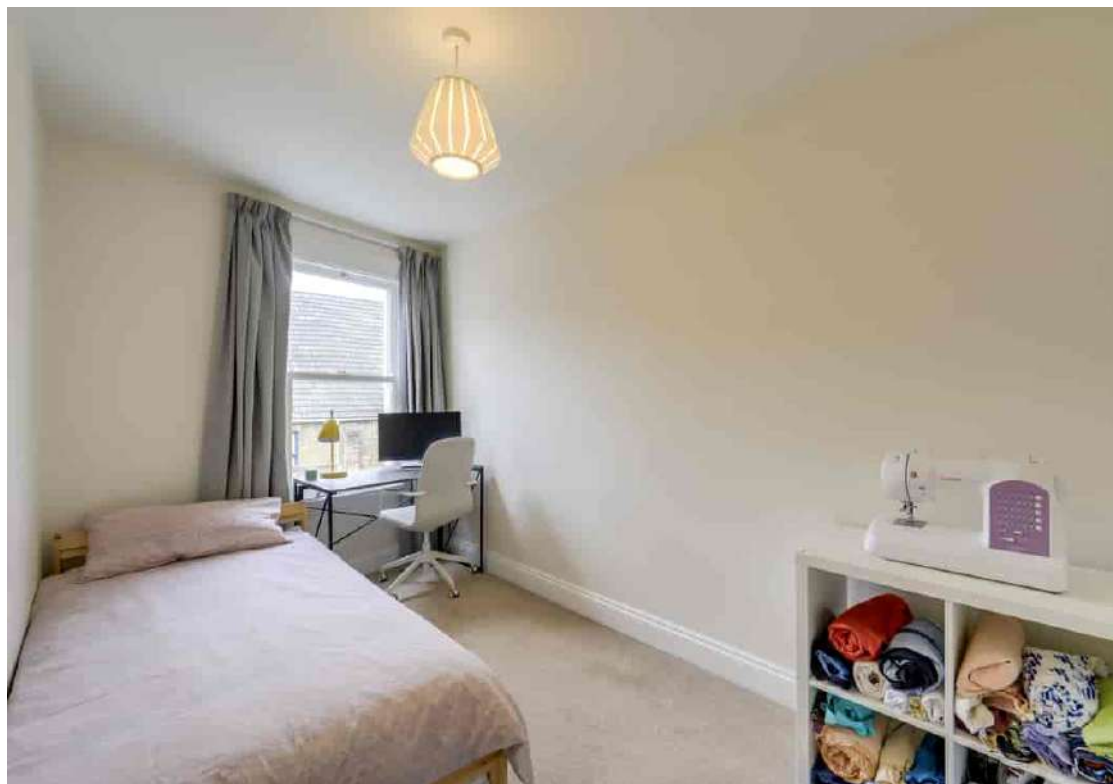
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TWO BEDROOM TERRACED HOUSE
LOW MAINTENANCE GARDEN
0.4MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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