



Guide Price £650,000
4 bedroom semi-detached house

Verdant Lane
Catford

Read all about it...

A lovely four-bedroom semi-detached family home situated on Verdant Lane, on the borders of Hither Green and Catford. Internally the property features a bright and airy lounge to the front of the property, and a spacious open-plan modern kitchen and dining room that leads onto a large paved garden- perfect for entertaining or lounging in the sun.

Upstairs, on the first floor consists of two double bedrooms, a contemporary three-piece family shower room along with a separate W/C and an additional 10'6 x 6'11 room that can serve as an office or study. The second floor comprises the master bedroom in the converted loft with additional eaves storage.

This property is situated in a fantastic location, close to the popular Mountsfield Park, and just 0.6 miles to Hither Green station, giving exceptional access to central London and beyond. The amenities of Hither Green Lane and Rushey Green are also within close proximity of the property and include fantastic boutique shops, bars and restaurants as well as an independent cinema.

Tenure: Freehold | **Council Tax:** Lewisham Band D

GROUND FLOOR

Entrance Hall

Pendant light, radiator, storage cupboard under the stairs, laminate flooring.
Doors to:

Lounge

15' 4" x 12' 8" (4.67m x 3.86m)
Pendant light, front facing double glazed windows, radiator, fireplace, laminate flooring

Reception Room

11' 4" x 8' 5" (3.45m x 2.57m)
Pendant light, side facing double glazed window, radiator, laminate flooring.

Dining Room

14' 8" x 10' 10" (4.47m x 3.30m)
Pendant light, radiator, laminate flooring. Open to:

Kitchen

15' 10" x 10' 6" (4.83m x 3.20m)
Spotlights, rear facing double glazed windows, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, extractor hood, tiled flooring. French doors to garden.

FIRST FLOOR

Landing

Pendant light, side facing window, fitted carpet. Doors to:

Bedroom

15' 4" x 12' 4" (4.67m x 3.76m)
Pendant light, front facing double glazed window, radiator, fitted carpet

Bedroom

14' 8" x 12' 4" (4.47m x 3.76m)
Pendant light, rear facing double glazed window, radiator, fitted carpet

Shower Room

8' 9" x 5' 9" (2.67m x 1.75m)
Ceiling light, rear facing double glazed window, washbasin with vanity unit, walk-in shower, heated towel rail, W/C, tile flooring

W/C

Ceiling light, rear-facing double-glazed window, W/C, tile flooring

Bedroom

10' 3" x 6' 11" (3.12m x 2.11m)
Pendant light, front facing double glazed window, radiator, fitted carpet

SECOND FLOOR

Bedroom

16' 5" x 13' 2" (5.00m x 4.01m)
Pendant light, skylights, radiator, fitted carpet. Access to eaves storage.

OUTSIDE

Garden

Paved with flower bed borders, shed (20" x 10")



Total Area: 144.8 m² ... 1558 ft² (excluding garden, eaves storage, shed)
All measurements are approximate and for display purposes only

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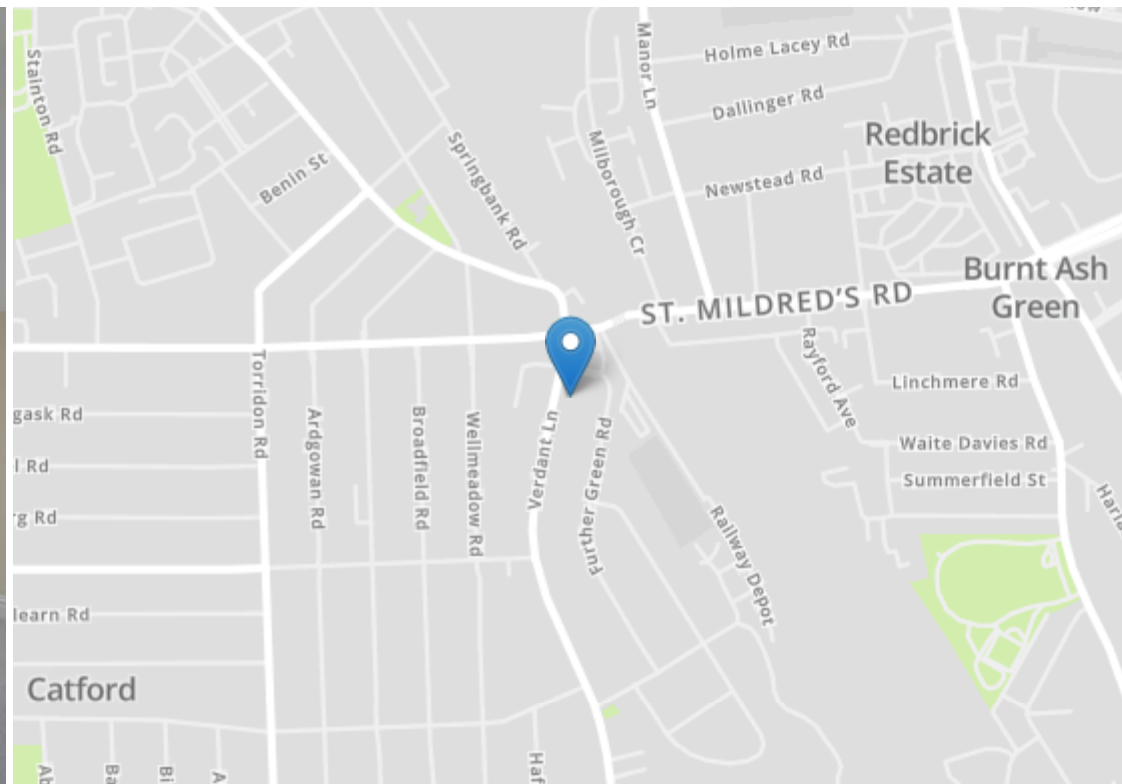
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SEMI - DETACHED
FOUR BEDROOMS
TOTAL AREA - 1,558SQFT.

FAMILY HOME
OFF - STREET PARKING
0.6MI TO HITHER GREEN
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(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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