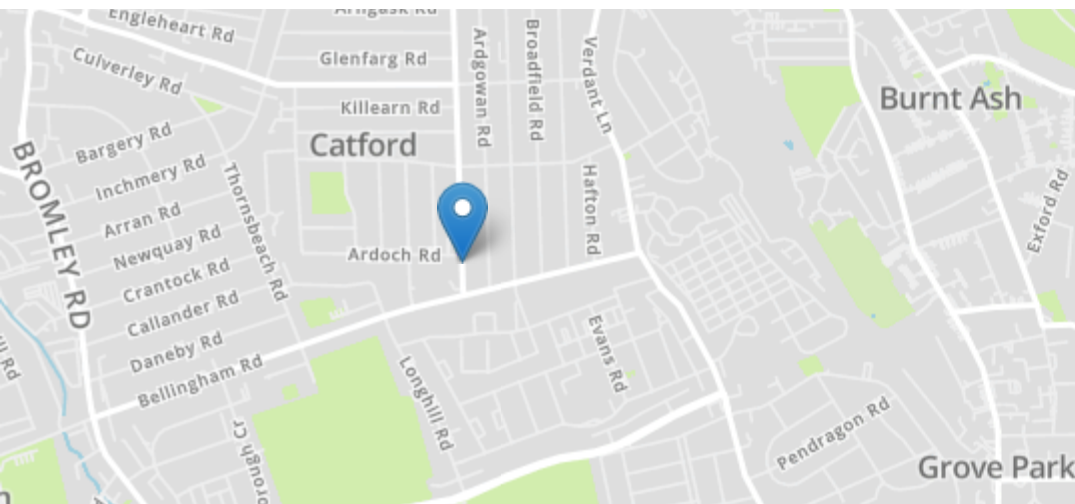




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Bromley Office - 020 8460 4166

283 Torridon Road, Catford, London SE6 1RE

£550,000 Freehold

- Mid Terrace Victorian House
- Popular Corbett Estate
- Double Glazing & Central Heating
- Close To Popular Schools
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- 60' Rear Garden
- Off Street Parking

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



283 Torridon Road, Catford, London SE6 1RE

Located on the highly desirable Corbett estate, popular with families, is this very well presented three bedroom Victorian terrace house offering good size accommodation which has been in the same family for over 50 years. Enclosed entrance porch with original leaded light glass door, bright entrance hall with storage, delightful lounge with tall ceilings and fire place, dining room being open plan to the fitted kitchen, with utility cupboard. To the first floor there are three bedrooms, all with built in wardrobes and a family bathroom. The property has gas fired central heating via a combination boiler and double glazing. Outside is a delightful 60' rear garden with two timber sheds and lawn, whilst to the front there is off road parking for two cars. Scope to extend subject to the correct permissions. Viewing advised.

Location

Situated on the ever popular Corbe Estate at the Hazlebank Road end of Torridon Road close to the sought after Torridon primary and Junior School. The nearest station is Hither Green serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street, along with local shops within walking distance. Forster Park is close by as are local bus routes that pass by Torridon Road connecting the local area.



Ground Floor

Enclosed Entrance Porch

Enclosed Entrance porch, stained glass panelled door leading into hall.

Entrance Hall

Understairs storage cupboard housing gas/electric meters, radiator, coved cornicing, original balustrades.

Sitting Room

4.95m x 3.38m (16' 3" x 11' 1") Double glazed bay window to front, coved cornicing, dado rail, fireplace surround with gas fire, radiator, wall lights.

Dining Room

3.90m x 3.36m (12' 10" x 11' 0") Double glazed picture window to rear enjoying views over the rear garden, built-in cupboard housing gas fired Worcester combination boiler, radiator, coved cornicing, open plan to :-

Kitchen

2.93m x 1.72m (9' 7" x 5' 8") Open plan to dining room separated by a useful breakfast bar, range of fitted white wall and base units, drawers, work surfaces, stainless steel sink, mixer tap and drainer, built-in gas oven, gas hob, extractor hood, space and plumbing for washing machine, space for fridge/freezer, spot lights, double glazed door to rear.

First Floor

Landing

Access to loft

Bedroom 1

4.95m x 3.38m (16' 3" x 11' 1") Double glazed bay window to front, fitted wardrobes with high level storage to one wall, bedside cabinets, radiator, coved cornice.

Bedroom 2

3.90m x 3.39m (12' 10" x 11' 1") Double glazed window to rear, fitted wardrobe to alcove with storage above, radiator, coved cornice.

Bedroom 3

3.04m x 1.71m (10' 0" x 5' 7") Double glazed window to front, fitted wardrobe, radiator.

Bathroom

Double glazed window to rear, white bathroom suite comprising panelled bath, bath mixer taps and shower attachment, wash hand basin, low level w.c, radiator, tiled walls, radiator

Outside

Rear Garden

18.28m (60' 0") Easterly aspect, raised patio area, large lawn, mature shrub borders, two timber garden sheds.

Off Street Parking

Off road parking to front for two cars.

Additional Information

Council Tax

London Borough of Lewisham Band C
For the current rate please visit: lewisham.gov.uk/myservices/counciltax/council-tax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage.

