

Stanfords
— sales & lettings —



£3,000 pcm Freehold
4 bedroom terraced house

Brownhill Road
Catford

Read all about it...

This spacious and versatile 4/5 bedroom terraced house situated on Brownhill Road, on the borders of Catford and Hither Green, is now available unfurnished and ready for immediate viewing.

Recently redecorated, this property boasts high ceilings and generously sized rooms throughout. The welcoming entrance hall leads to two bright reception rooms and a large kitchen diner, which is filled with natural light thanks to its dual-aspect windows. The ground floor also includes a convenient bathroom, a utility room, and an additional reception room that could be an ideal home office.

Upstairs, the first floor offers four generously sized double bedrooms, plus a dressing room complete with an ensuite shower room. Additionally, there are two smaller bedrooms, perfect for use as nurseries or studies, providing a flexible layout to suit a variety of needs.

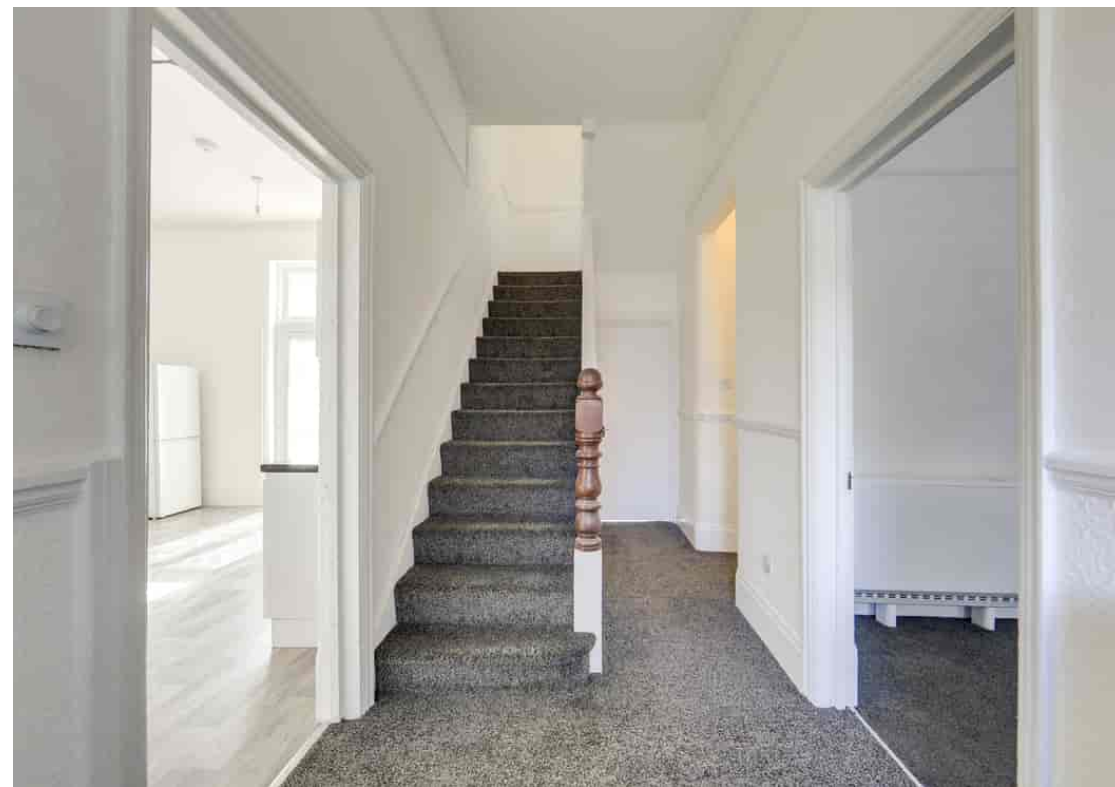
Outside, the property features a large south-facing garden, offering ample space to enjoy warm summer days.

Ideally located just 0.4 miles from Hither Green Station, the property benefits from excellent commuter links to Central London. The local area offers a variety of amenities, including GP and dental practices, a 24-hour Anytime Fitness gym, and an exciting range of shops, cafés, and restaurants. With local nurseries and schools nearby, as well as the popular Mountsfield Park offering green space, this property is perfectly suited for families looking for a well-connected and vibrant neighbourhood.

Available Now | Furnished | Council Tax: Lewisham Band F

**4/5 BEDROOM FAMILY HOME
VERSATILE LAYOUT
NO HMO LICENCE**

**SOUTH FACING GARDEN
0.4 MI TO HITHER GREEN
STATION
UNFURNISHED & AVAILABLE
NOW**



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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

18' 8" x 5' 10" (5.69m x 1.78m)

Pendant ceiling light, electric wall heater, fitted carpet.

Reception Room

15' 3" x 13' 8" (4.65m x 4.17m)

Double-glazed bay windows, pendant ceiling light, electric wall heater, fitted carpet.

Kitchen/Diner

22' 5" x 13' 10" (6.83m x 4.22m)

Double-glazed windows, French doors to garden, pendant ceiling lights, counter top LED lights, fitted kitchen units, sink with mixer tap and drainer, electric cooker, extractor hood, fridge/freezers, electric wall heater, vinyl flooring.

Reception Room

13' 8" x 12' 5" (4.17m x 3.78m)

French doors to garden, pendant ceiling light, electric wall heater, fitted carpet.

Utility Room

10' 11" x 8' 1" (3.33m x 2.46m)

Sash window, door to garden, pendant ceiling light, electric wall heater, vinyl flooring.

Office/Snug

13' 0" x 10' 11" (3.96m x 3.33m)

Double-glazed window and door to front, pendant ceiling light, built-in cupboard, electric wall heater, fitted carpet.

Bathroom

9' 9" x 5' 10" (2.97m x 1.78m)

Door to garden, flush ceiling light, extractor fan, bathtub with shower, washbasin, WC, heated towel rail, vinyl flooring.

FIRST FLOOR

Bedroom 1

13' 10" x 12' 9" (4.22m x 3.89m)

Double-glazed windows, pendant ceiling light, electric wall heater, fitted carpet.

Dressing Room

9' 5" x 9' 5" (2.87m x 2.87m)

Double-glazed window, pendant ceiling light, built-in cupboard, electric wall heater, fitted carpet.

Ensuite

6' 6" x 4' 1" (1.98m x 1.24m)

Flush ceiling light, walk-in shower, washbasin, WC, vinyl flooring.

Bedroom 2

12' 9" x 5' 10" (3.89m x 1.78m)

Double-glazed window, pendant ceiling light, electric wall heater, fitted carpet.

Bedroom 3

14' 3" x 13' 9" (4.34m x 4.19m)

Double-glazed bay windows, pendant ceiling light, electric wall heater, fitted carpet.

Bedroom 4

12' 1" x 10' 11" (3.68m x 3.33m)

Double-glazed windows, pendant ceiling light, built-in cupboard, electric wall heater, fitted carpet.

Study

10' 11" x 9' 0" (3.33m x 2.74m)

Single-glazed window, pendant ceiling light, electric wall heater, fitted carpet.

Bedroom 5

13' 9" x 13' 5" (4.19m x 4.09m)

Double-glazed window, pendant ceiling light, built-in cupboard, electric wall heater, fitted carpet.

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

Double-glazed window, flush ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

CELLAR

Cellar

19' 8" x 5' 7" (5.99m x 1.70m)

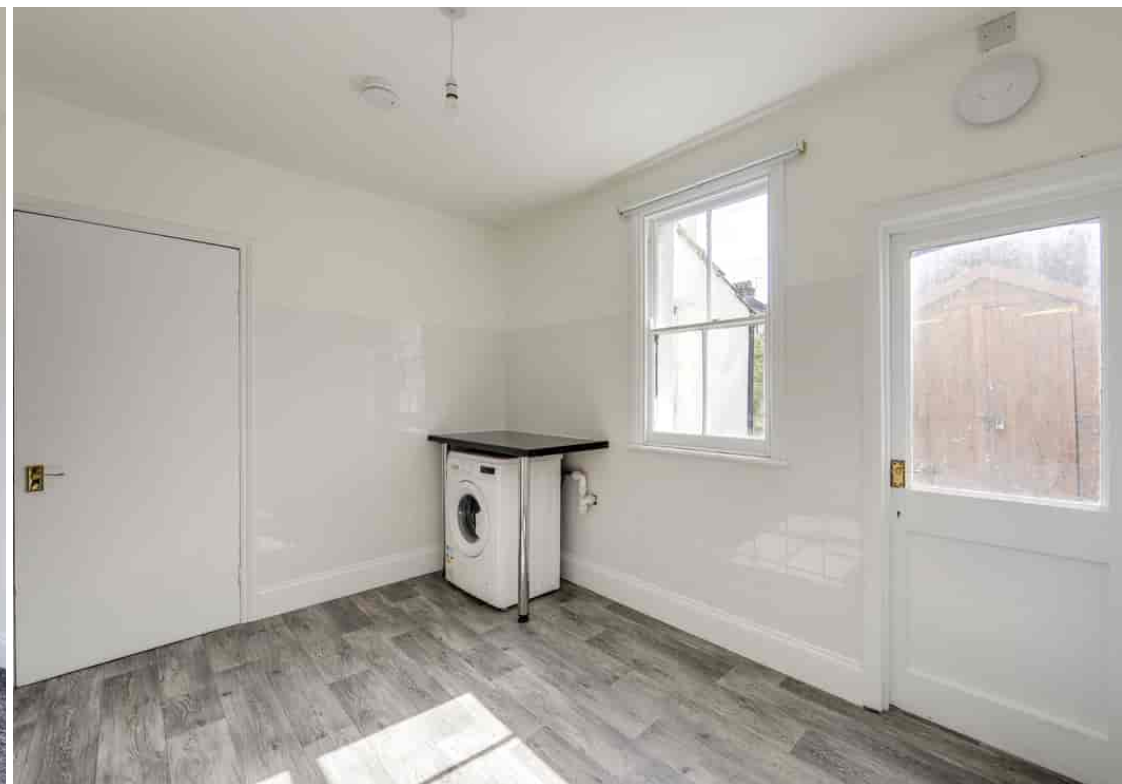
OUTSIDE

Garden

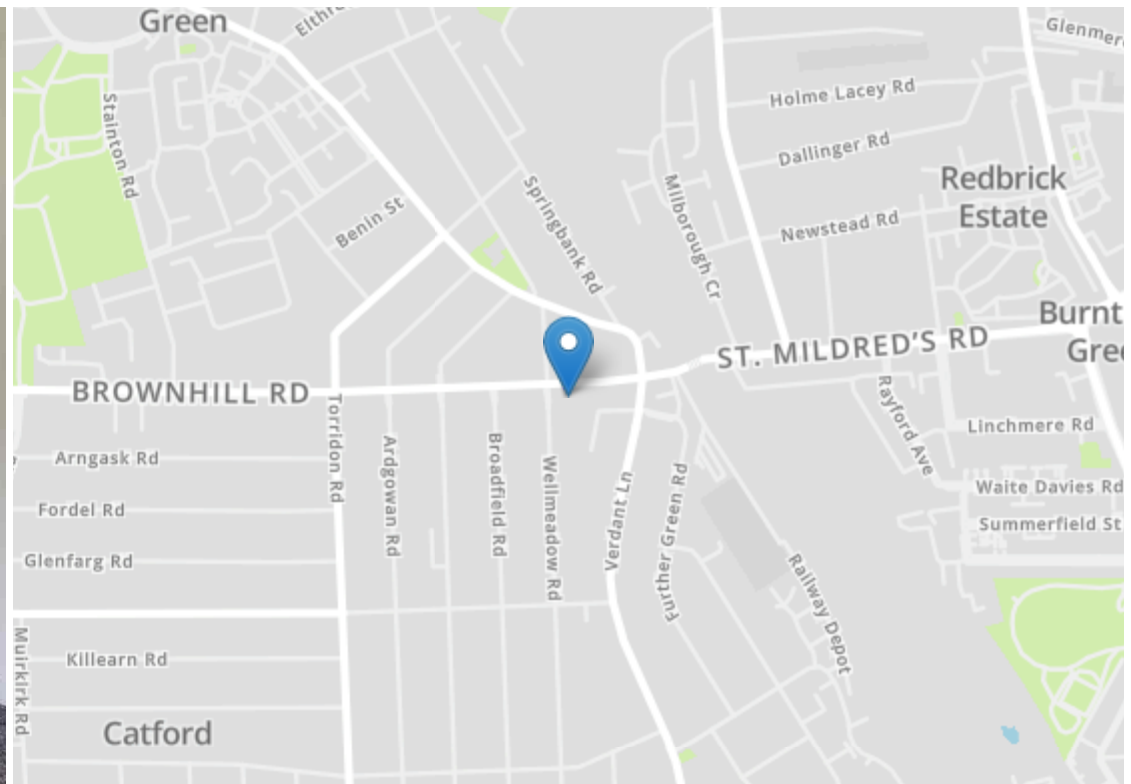


Total Area: 218.3 m² ... 2350 ft² (excluding garden & cellar)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(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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