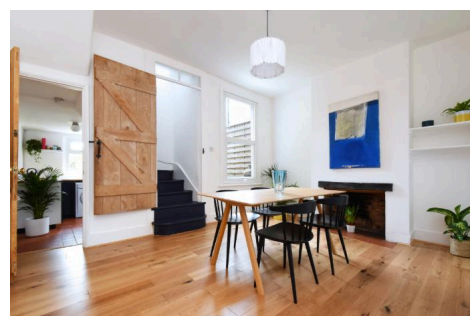
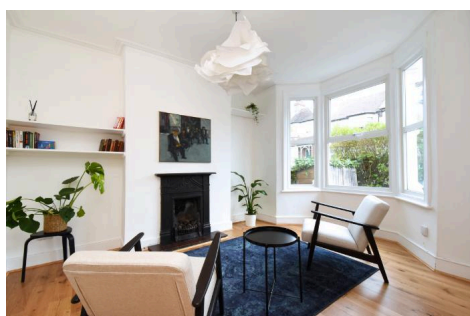


53 , Blythe Hill Lane , SE6 4UN · 2 bedroom House

£675,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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53 , Blythe Hill Lane , SE6 4UN · 2 bedroom House

£675,000



Property description

CHAIN FREE SALE! Stylish and elegantly refurbished is this superb freehold 2 double bedroom Victorian semi-detached house with a south facing garden.

Blythe Hill Lane is a peaceful cul-de-sac leading directly to the green open spaces of Blythe Hill fields - great for weekend activities in the park! For those looking for a support network, there is also a fantastic diverse multi-generational community on this street, who have an email and WhatsApp group, share tools and advice, support each other with childcare and hold annual street parties.

The house is set back from the street and offers great curb appeal from its exposed brick facade set behind a low maintenance, fenced front garden. The house benefits from double glazing throughout and has planning permission pending for a side return rear extension and a loft conversion.

Upon entry to the house there is an entrance hall that has engineered oak flooring that spread seamlessly throughout the ground floor reception rooms.

At the front of the house is a lounge that has high ceilings, an original feature fireplace and a nice bay window that fills the room with natural light.



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Adjacent is the dining room which has more engineered flooring, an exposed fireplace, a window that looks out to the garden and a door that leads nicely to the kitchen at the rear.

The kitchen is newly fitted, fully equipped with plenty of dark blue base level units with a wooden worktop above housing an integrated induction hob and a sink that sits nicely by a window looking out the garden. The kitchen offers plenty of additional storage with a tall unit housing the oven and a cupboard under the stairs. A patio door leads to the side return which gives access to the private rear garden.

The garden is a sun trap thanks to its SOUTH facing aspect. There is a patio area closest to the house which extends to a path down the side which is bordered by a lawn and a raised planter. There is also a shed at the end of the garden and rear access from a gate at the back leading to Blythe Hill Close.

Upstairs on the first floor there are two good size double sized bedrooms and a family bathroom, once again all the windows are double glazed for additional insulation and both bedrooms have newly fitted carpeted flooring.

Off the half landing at the rear of the house is the bathroom, which benefits from a white 3-piece suite. It has been fully tiled with natural-coloured tiles and wood effect flooring. The bathtub has a shower enclosure with shower head above and is accompanied by a toilet and wash hand basin. There is also a handy storage cupboard above the toilet and a frosted double-glazed window for natural light and ventilation.

The master bedroom is at the front of the house and is the full width of the house, it has an original feature fireplace with a cupboard in the alcove and two large windows offering plenty of natural light and ventilation.

Adjacent is the second bedroom which has a nice feature of an exposed chimney breast with an original feature fireplace and a window that looks out to the rear garden.

Transport links into all parts of London could hardly be easier. Catford Bridge provides services to Cannon Street (in around 24 minutes) and Charing Cross (in around 22 minutes), both via London Bridge. There are also services from Catford up to Kings Cross St Pancras via Elephant and Castle and Blackfriars. For anyone needing the London Overground, Honor Oak Park station is within easy reach by cutting through Blythe Hill Fields where there is also a children's playground and a popular annual festival held in the summer. Amenities can be found either in the centre of Catford, Forest Hill or Honor Oak Park including high street favourites, independent coffee shops and several highly-rated restaurants and gastro pubs. A couple of places of note for an evening out include The Blythe Hill Tavern, a CAMRA-award winning pub, and the Rise Café at the bottom of Blythe Hill Fields is a great place for a spot of breakfast or Sunday brunch. There is also a selection of good and excellent, Ofsted rated primary schools nearby.



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53 , Blythe Hill Lane , SE6 4UN · 2 bedroom House

£675,000

Property features

- Superb freehold 2 double bedroom Victorian semi-detached house
- Planning permission pending for side return and loft extension
- SOUTH facing rear garden
- CHAIN FREE SALE - double glazing throughout
- Reception room
- Dining room
- Newly fitted kitchen
- Family bathroom
- Close to Catford & Catford Bridge stations, also Honor Oak Park (Overground)
- Close to local amenities ,green open spaces and a good selection of schools



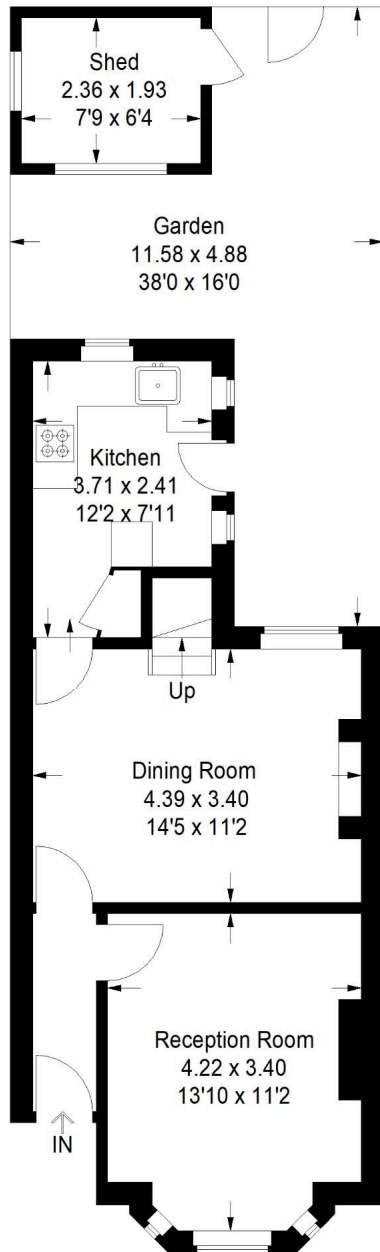
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Ground Floor

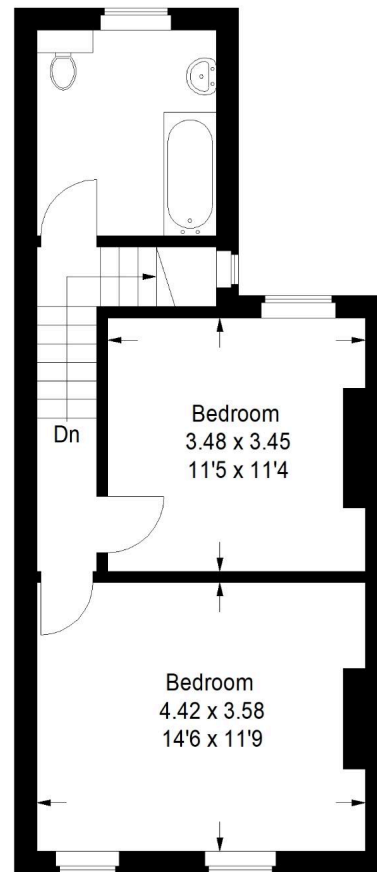
Blythe Hill Lane

Approximate Gross Internal Area

81.9 sq m / 882 sq ft

Shed = 4.7 sq m / 51 sq ft

Total = 86.6 sq m / 933 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate,
Drawn for Pickwick Estates.



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