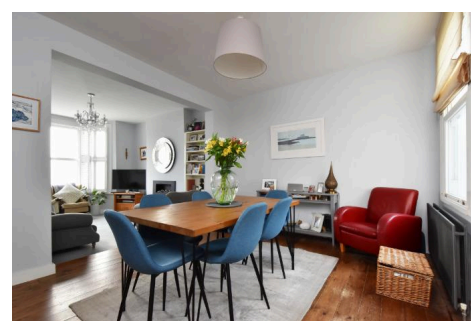
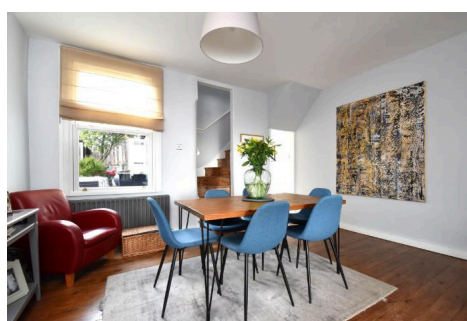


1, Sunnyside, SE6 4UR · 2 bedroom House

£650,000



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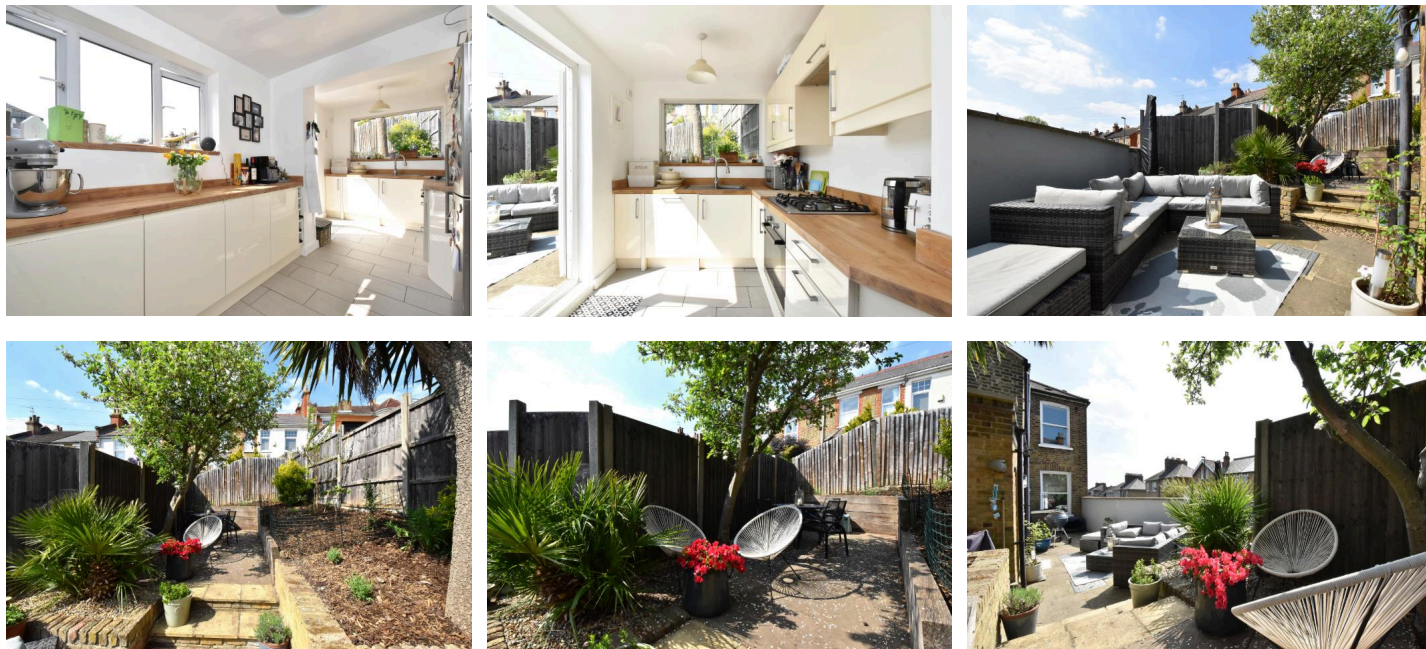
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1, Sunnyside, SE6 4UR · 2 bedroom House

£650,000



Property description

VIEWING DAY SATURDAY 10TH MAY. Stylish and elegantly refurbished is this superb freehold 2 double bedroom Victorian semi-detached house with a private Westerly facing rear garden.

Sunnyside is a Victorian terrace of houses on Blythe Hill and this house sits at the end of this terrace on the Junction of Ravensbourne Road. A peaceful residential road just around the corner from the green open spaces of Blythe Hill fields - great for weekend activities in the park!

The house is set back from the street and offers great curb appeal from its exposed brick facade set behind a low maintenance front garden which also has a bike store.

The house benefits from double glazing throughout and has potential to extend (subject to planning)

Upon entry to the house there is an entrance hall that has exposed original timber flooring that spreads seamlessly throughout the ground floor dining room.

At the front of the house is a lounge that has high ceilings, carpeted flooring, a stylish bio fuel fireplace and a nice bay window that is furnished with plantation shutters and fills the room with natural light. From here there are particularly nice far-reaching



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views as the house is perched on a hill.

The dining room has a window that looks out to the garden with a radiator beneath and an entrance that leads nicely to the kitchen at the rear. A staircase from here leads upstairs.

The kitchen breakfast room is fully fitted, equipped with plenty of gloss handleless wall and base level units with a wooden worktop above housing an integrated gas hob and a sink that sits nicely by a window looking out the garden.

A French door leads to the side return which gives access to the private rear garden. The garden is a sun trap in the afternoon/evening thanks to its Westerly facing aspect and being on a hill. There is a patio area that wraps around the house which tiers upwards and is bordered by raised planters.

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.

Off the half landing at the rear of the house is the bathroom, which benefits from a contemporary white 3-piece suite. It has been partially tiled around the bath with stylish grey tiles. The bathtub has a shower enclosure with shower head above and is accompanied by a toilet and wash hand basin with vanity unit below. There is also a frosted double-glazed window for natural light and ventilation.

The principal bedroom is at the front of the house and occupies the full width of the house, it has floor to ceiling built in cupboards along one side two large windows with plantation shutters offering plenty of natural light and lovely far-reaching views over the rooftops towards Kent.

Adjacent is the second bedroom which has the chimney breast removed to create more space, wood flooring 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 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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£650,000

Property features

- Superb freehold end of terrace 2 double bedroom Victorian semi-detached house
- Private garden with a westerly facing aspect
- Cosy front reception room lounge
- Dining room
- Fully fitted kitchen
- Stylish family bathroom
- Double glazing throughout
- Potential to extend (subject to planning)
- 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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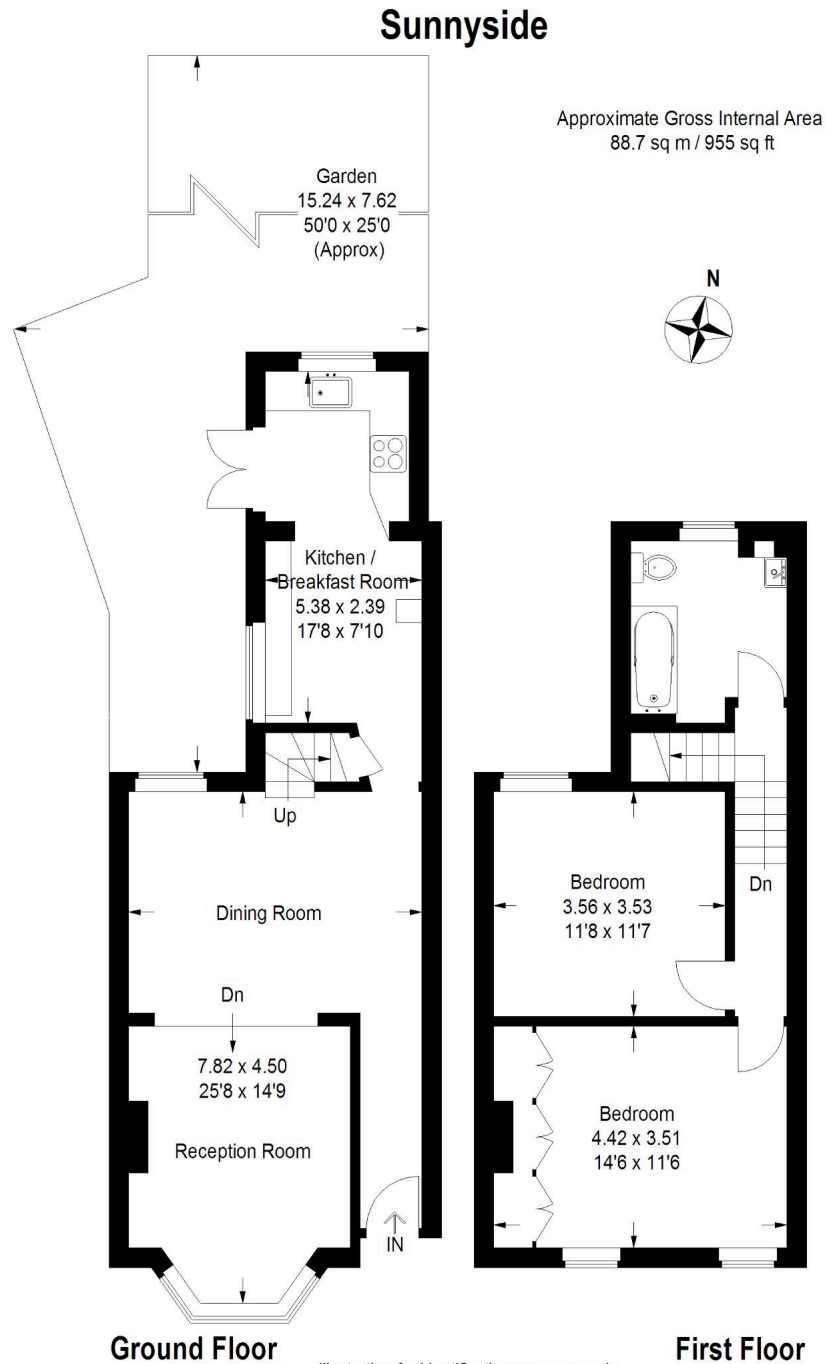


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