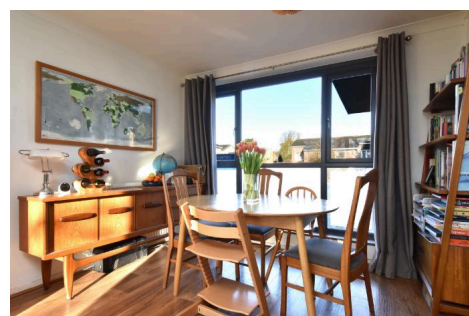
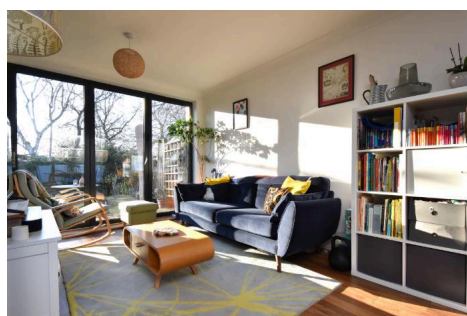
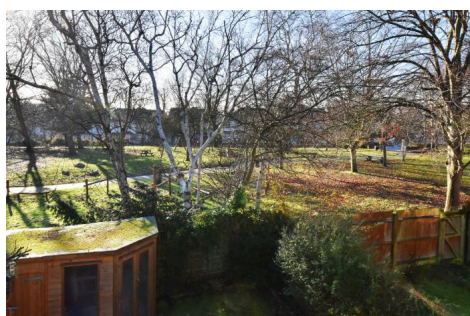


14, Chilthorne Close , SE6 4YW · 3 bedroom House

£625,000



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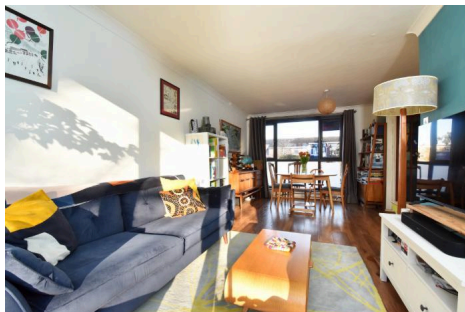
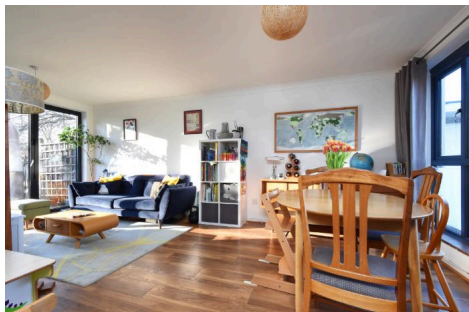
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## Property description

A beautifully presented three-bedroom freehold mid-century family home, quietly positioned within a residential cul-de-sac in Catford, bordering Honor Oak Park and Ladywell, and ideally located close to the green open spaces of Ravensbourne Park Gardens, Ladywell Fields and Blythe Hill Fields.

The property boasts a private south-facing rear garden with stunning, uninterrupted views directly over Ravensbourne Park Gardens, along with off-street parking, a separate garage, a generous reception room with direct garden access, double glazing throughout, a fully fitted kitchen, a ground-floor shower room with guest WC and a stylish family bathroom.

Set back from the street behind a driveway with an electric charging point, flanked by planted borders, the house offers an attractive and private approach. The entrance hall provides space for coats and shoes and gives access to the downstairs shower room and WC.

Wood effect flooring runs seamlessly through the spacious reception and dining room, which occupies much of the ground floor. There is ample space for dining to the front of the house, with a comfortable living area to the rear. Large floor-to-ceiling sliding doors frame the garden and its beautiful green outlook across Ravensbourne Park Gardens, while flooding the room with natural light thanks to the desirable southerly aspect.

The adjacent kitchen is well arranged with worktops and wall and base units on both sides, with the sink to one side and the



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oven with hob opposite. A patio door provides further direct access to the rear garden.

The sunny south-facing garden is a true summer suntrap, with a generous patio area spanning the rear of the house, ideal for alfresco dining. Beyond, a lawn leads to a large shed / play room / summer house, positioned in the corner. The rear boundary backs directly onto Ravensbourne Park Gardens, creating a wonderfully private setting with mature trees as a natural backdrop that provides good shade to the lawn in summer. As the house sits at the end of the terrace, it also benefits from useful side access to the front.

Upstairs, a generous landing with storage cupboard leads to three well-proportioned bedrooms and a fully tiled family bathroom.

The family bathroom is stylishly finished with metro tiles from floor to ceiling and comprises a large bath with shower over, contemporary WC, wash hand basin with vanity unit below, and a high-level window providing natural light and ventilation.

The principal bedroom is positioned at the rear of the house and features wood flooring fitted wardrobes and a wide window taking full advantage of the impressive views over Ravensbourne Park Gardens. The second bedroom is located at the front and benefits from a built-in cupboard and a large window overlooking the front garden and driveway, while the third bedroom is also positioned to the front, above the entrance hall.

Chilthorne Close is exceptionally well located, surrounded by open green spaces including Blythe Hill Fields, Ravensbourne Park Gardens and Ladywell Fields. Transport links into central and wider London are excellent. Catford Bridge station provides regular services to Charing Cross (around 22 minutes) via London Bridge, while Catford station offers services to King's Cross St Pancras via Elephant & Castle and Blackfriars. Honor Oak Park station is easily reached via Blythe Hill Fields for London Overground services, with Crofton Park station also nearby, offering multiple commuting options.

The area is also well served by highly regarded schools, including Rathfern, Dalmain, Stillness, St William of York, Prendergast and the independent St Dunstan's College, all within easy reach.

Local amenities can be found in Crofton Park, Ladywell, Catford and Honor Oak Park, including a mix of high street retailers, independent cafés and well-regarded restaurants and gastro pubs.

Ladywell and Crofton Park are two highly desirable Southeast London neighbourhoods that perfectly blend village-like charm with outstanding city connectivity. These leafy, community-focused areas appeal to families, professionals and downsizers seeking characterful homes close to green space and great local amenities.

Life here is centred around vibrant, independent venues and relaxed social hubs. In Ladywell, locals start their day at cosy coffee



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spots like Oscar's, The Village Cafe and Hilly Fields Park Cafe, or enjoy seasonal drinks and live music at the popular Ladywell Tavern. The expansive greenery of Ladywell Fields provides abundant space for leisure and recreation.

Just a short stroll away in Crofton Park and neighbouring Brockley, a strong foodie and social scene thrives with standout spots such as Café Crofton Park, Crofton Park Tavern, Joyce, and Deja Brew Café. The acclaimed The Naughty Neighbour elevates the local dining scene, while nearby Crofton Books in Brockley adds boutique charm to everyday life.

More amenities can be found in Catford with notable local favourites include the CAMRA award-winning Blythe Hill Tavern, Catford House and Catford Bridge Tavern.

Cultural highlights include the beloved Brockley Jack Theatre, an intimate pub theatre presenting live performance nights, and the Rivoli Ballroom, a unique Art Deco dance and music venue in Crofton Park, while the Rise Café at the foot of Blythe Hill Fields is popular for breakfast and weekend brunch.

With excellent transport links into London Bridge and central London and outstanding parks, thriving local venues and a genuine community spirit, Ladywell and Crofton Park represent some of the most compelling residential living in Southeast London.

## Property features

- Three-bedroom freehold mid-century family home
- Quiet residential cul-de-sac location
- South-facing garden backing onto Ravensbourne Park
- Stunning open green views and excellent privacy
- Off-street parking and side access
- Spacious reception with garden access
- Fully fitted kitchen
- Ground floor shower room and guest WC
- Stylish family bathroom upstairs
- Excellent transport links and nearby green spaces



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## Chilthorne Close

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft

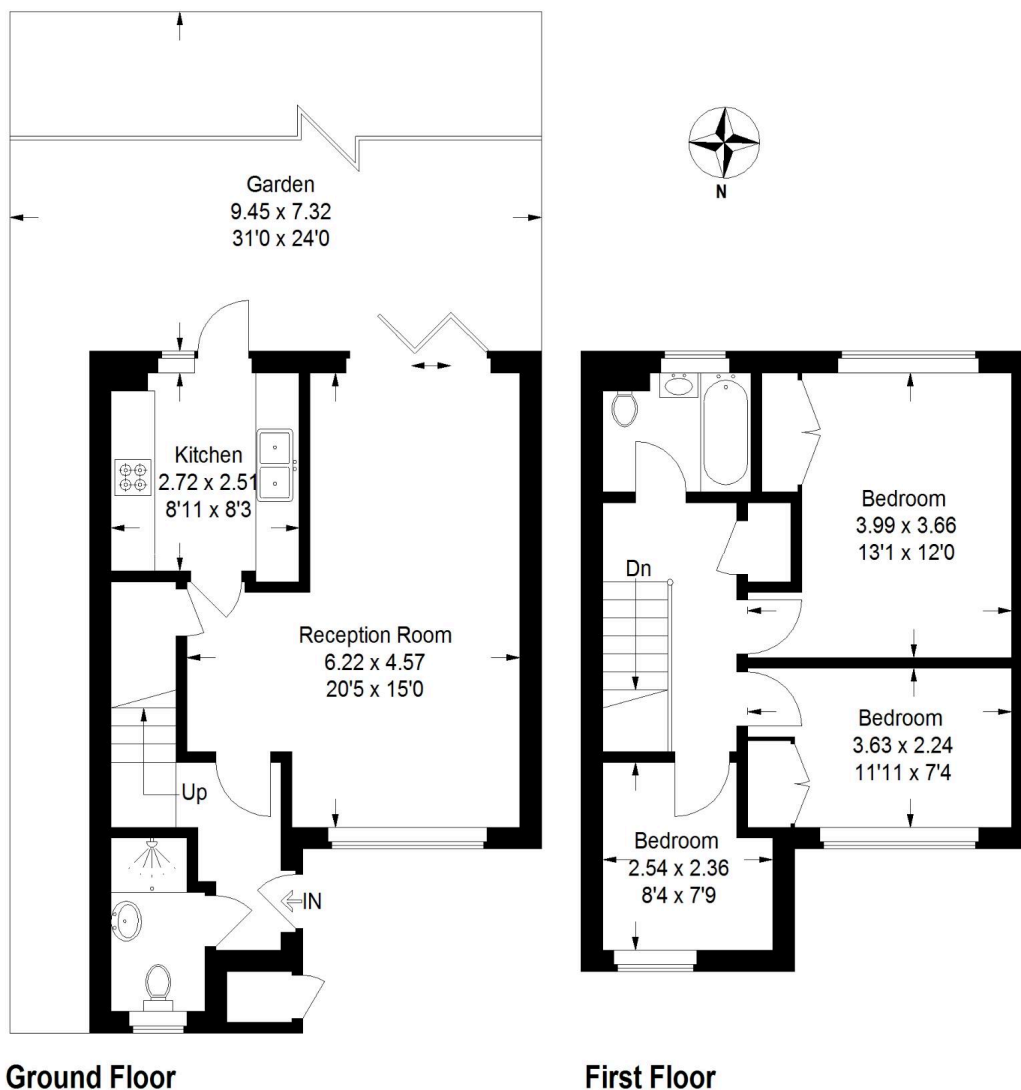


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