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## Penderry Rise, Catford, SE6 1HA



\*THREE BEDROOMS, TWO RECEPTION ROOMS\* Set within a quiet residential road, De Scotia Estate Agents are delighted to be appointed as Vendors sole agent to list this well presented, three bedroom, two reception room, 1930s terraced house with conservatory, onto the Sales market. This property boasts three bedrooms, 13ft lounge, 14ft dining room, 16t conservatory, double glazing, gas central heating, modern fitted bathroom, electric up and over garage to rear and off-street parking to the front. Further benefits includes; the property being located in close proximity to local convenient stores, doctor surgery, parkland, bus routes, Primary and Secondary schools and a choice of three train stations which are; Bellingham, Catford and Catford Bridge. A five minute drive will land you in Catford Town Centre where you will find an array of banking facilities, health centres, shopping facilities and so much choice of restaurants to choose from.

- **Three Bedroom 1930s Terraced House**
  - **Two Reception Rooms**
    - **Conservatory**
    - **Double Glazing**
  - **Gas Central Heating**
  - **Off-Street Parking**
    - **Garage**

## £459,995 Freehold

Estate Agents ● Valuers ● Lettings

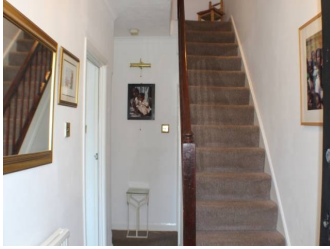
#### ENTRANCE

Pathway leading to porch door.

#### HALLWAY

14'5" x 6'5" (4.39m x 1.96m)

Coving, double radiator, under-stair storage cupboard, power points, telephone point.



#### LOUNGE

13'0" x 11'10" (3.96m x 3.61m)

Double glazed windows to front, coving, double radiator, electric and cool air fireplace with marble insert and half wooden surround, fitted carpet and power points.



#### DINING ROOM

14'6" x 10'9" (4.42m x 3.28m)

Coving, double glazed patio doors leading to conservatory, gas fire with tiled surround and back boiler behind heater, fitted carpet and power points.



#### CONSERVATORY

16'8" x 8'4" (5.08m x 2.54m)

Wall lights, double glazed windows, double glazed door leading to rear garden, stone tiled flooring and power points.



#### LANDING

Loft access, coving, fitted carpet and power points.



#### BEDROOM 1

12'10" x 10'5" (3.91m x 3.18m) (into fitted wardrobe)

Double glazed window to front, built-in wardrobe, single radiator, fitted carpet and power points.



#### BEDROOM 2

11'7" x 11'1" (3.53m x 3.38m)

Double glazed window to rear, single radiator, fitted carpet and power points.



#### BEDROOM 3

9'7" x 6'4" (2.92m x 1.93m)

Double glazed window to rear, coving, fitted carpet and power points.



#### BATHROOM

8'7" x 8'6" (2.62m x 2.59m)

Double glazed frosted windows to rear, spotlights, panel enclosed bath with mixer tap, thermostatic shower attachment, glass shower screen, low level wc, wash hand basin with mixer taps, fitted cupboard, airing cupboard, fitted drawer unit, tiled walls and tiled flooring, chrome heated towel rail.

#### FRONT GARDEN

Gravel and paving with shrub borders.



#### SEPARATE WC

Double glazed window to rear, low level wc, wash hand basin and tiled flooring.

#### KITCHEN

11'6" x 6'3" (3.51m x 1.91m)

Double glazed door and window to rear, coving, Oak wall and base mounted units, electric hob, extractor fan, double oven, sink with drainer and mixer tap, plumber for washing machine, rolled edge work surface, tiled splashback, vinyl flooring and power points.



#### STAIRCASE

Fitted carpet.



#### REAR GARDEN

Mainly paved with shrub borders, outside tap and access to garage.



#### PARKING

Off-street parking to the front and garage to the rear via private access road

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#### The Property Misdescriptions Act 1991

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