



Polsted Road | London, SE6 4YH



Asking Price £850,000

Freehold

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Polsted Road, London

This spacious four-bedroom family home is arranged over three floors, offering generous and versatile living accommodation, ideal for growing families.

The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge featuring a bay window, and a further reception room that flows seamlessly into the kitchen, creating a fantastic open-plan space for family living and entertaining. A convenient ground floor WC completes this level.

The first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor boasts an impressive fourth bedroom with its own en-suite bathroom and a Juliet balcony, creating an ideal principal bedroom or private retreat.

Externally, the property benefits from a substantial rear garden with a patio area, offering plenty of space for outdoor dining and entertaining. To the front, a generous driveway provides off-street parking.

With its spacious accommodation, flexible layout, private garden and off-street parking, this property presents a fantastic opportunity for families looking for a home with plenty of space and potential.



Interior

Hallway

WC Toilet, sink, shower, tiled walls and floor.

Lounge 4.58m x 3.94m (15' x 12'11") Spotlighting, double-glazed bay window, fitted shutters, radiator, laminate floor.

Reception Room 3.93m x 6.01m (12'11" x 19'9") Spotlighting, open plan to kitchen, laminate floor.

Kitchen 3.04m x 5.67m (10' x 18'7") Spotlighting, skylight windows, double-glazed window, bi-fold doors to rear garden, matching base and wall units, oven and hob, sink with mixer tap, splashback tiled wall, laminate floor.

Bedroom 1 2.80m x 2.38m (9'2" x 7'10") Spotlighting, double-glazed window with shutters, laminate floor.

Bedroom 2 4.61m x 3.50m (15'1" x 11'6") Spotlighting, double-glazed bay window with fitted shutters, radiator, laminate floor.

Bedroom 3 3.94m x 3.49m (12'11" x 11'5") Spotlighting, double-glazed window, radiator, laminate floor.

Bathroom 2.51m x 2.36m (8'3" x 7'9") Spotlighting, double-glazed window, tiled wall, bathtub with glass screen and shower head, sink basin with storage unit, toilet, tiled floor.

Bedroom 4 4.39m x 6.23m (14'5" x 20'5") Spotlighting, skylight windows, door to Juliet balcony, laminate floor.

En-suite 2.28m x 2.12m (7'6" x 6'11") Spotlighting, double-glazed window, tiled walls, bathtub with shower head, toilet, sink basin with storage unit, tiled floor.

Exterior

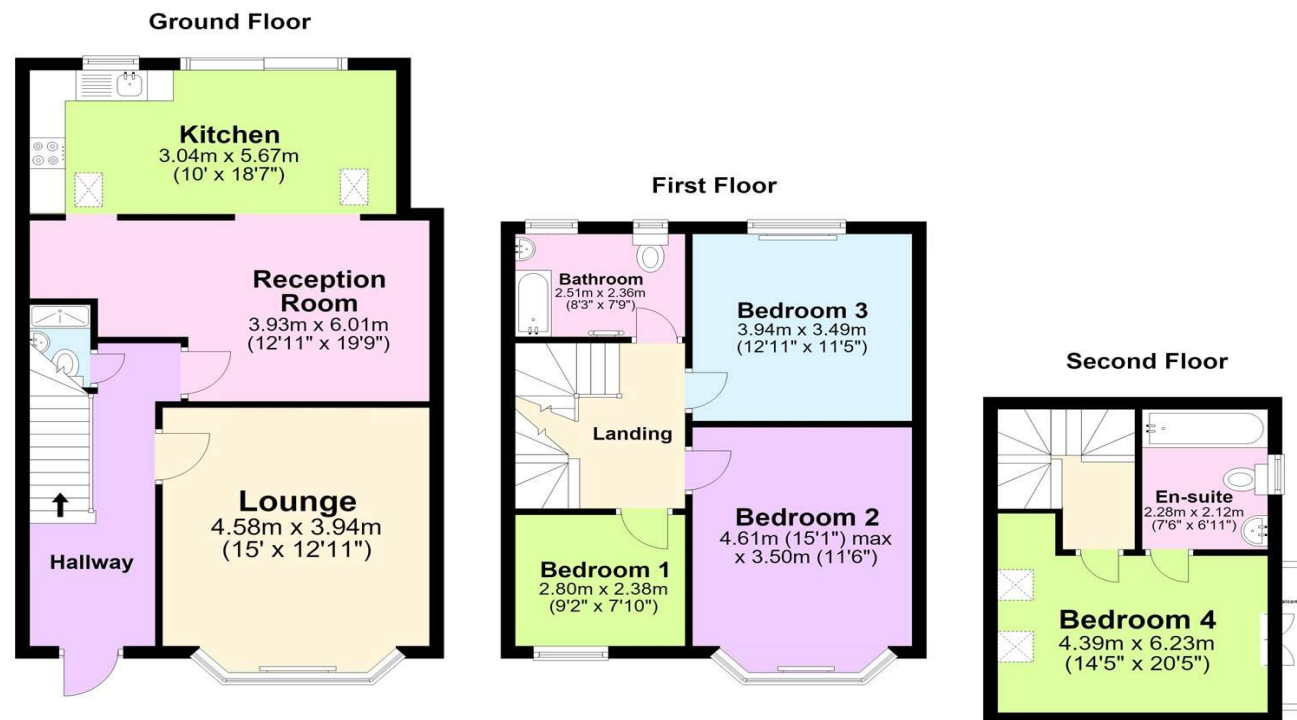
Garden Stone patio steps down to lawn area.

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band D

EPC Rating: TBD





Property Features

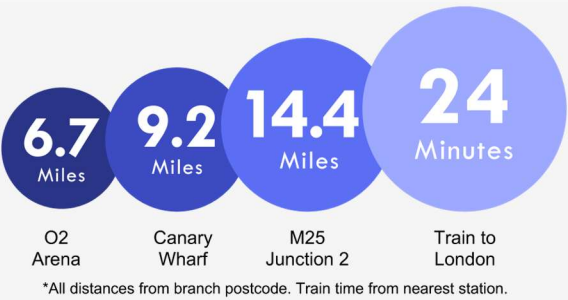
- Spacious Four Bedroom Family Home
- Arranged Over Three Floors
- Ground Floor WC
- Off-Street Parking
- Freehold
- Principle Bedroom With En-Suite & Juliet Balcony

Location

Catford is an increasingly popular choice for commuters, thanks to its excellent transport connections. With two mainline stations offering direct services into Central London in as little as 10 minutes, it's ideal for those seeking a quick and easy journey into the city. Beyond its convenience, Catford offers a vibrant and growing community with a rich local character. The striking Art Deco Broadway Theatre hosts a diverse programme of performances and events throughout the year, while Mountsfield Park—one of South London's finest green spaces—provides a scenic retreat and is home to the popular annual People's Day festival. At the heart of the town stands the iconic Black Cat sculpture, a much-loved local landmark that perfectly captures the area's unique identity and charm.

Property Location

Polsted Road, London, SE6 4YH



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