



Caterham Road London SE13 **£895,000 Freehold**

Spacious Arts and Crafts semi detached family house in lovely residential road with no through traffic access yet few minutes walk to the town centre of Lewisham, both mainline and dlr (zone 2) stations and less than a mile to Blackheath Village. Spacious well planned interior with scope for extension (subject to planning) and retaining many original features including doors - leaded light windows - stained glass - art nouveau fireplaces and art nouveau door furniture and lovely stairwell. Lovely mature well stocked garden.



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922

Small flight of steps lead up the front garden to brick Entrance Porch with original tiling. Half solid wood half leaded light glazed entrance door into:

Entrance Hall

High ceiling with original stained glass and leaded light casement window to the side. Original staircase with carved newel post and rounded newel caps. Understairs storage cupboard. Radiator. Quarry tiled floor. Ceiling cornice.

Double doors with art nouveau finger plates and leaded light inset glass into

Reception Room One

Square bay window to the front with leaded light sash windows. Double ceiling cornice, picture rail and skirtings. Solid wood parquet flooring. Art nouveau carved fireplace with natural wood mantel original inset tiling and copper hood. Radiator.

Double doors art nouveau finger plates and leaded light inset glass into:

Lounge

Casement windows to the rear with inset and panelled door opening onto the rear garden. Double ceiling cornice, picture rail and skirtings. Radiator.

Kitchen Breakfast Room

Hand painted kitchen units and wall cupboard with solid natural wood worktop. Double stainless steel sink unit with drainer and mixer tap. Two dresser shelves and hook rails. Radiator. Sash window to the rear. Door into:

Utility Room

Windows to the side and rear. Door opening onto the rear garden. Plumbing for washing machine and space for tumble dryer. Butler sink. Storage space. Tongue and groove walls.

Stairs up to First Floor Landing. Access to very large loft space via ceiling hatch. Loft has roof light and houses the Vaillant combination boiler for the gas central heating and hot water.

Bedroom One

Square bay leaded light sash window to the front. Original corner fireplace. Ceiling cornice, picture rail and skirtings. Original built-in cupboard and radiator. Adjoining door into Bedroom Four

Bedroom Two

Sash window to the rear. Corner art nouveau fireplace. Built-in storage cupboard. Radiator. Picture rail and skirtings.

Bedroom Three

Sash window to the rear. Radiator. Picture rail and skirtings.

Bedroom Four

Leaded light sash window to the front. Radiator. Picture rail and skirtings. Art nouveau fireplace.

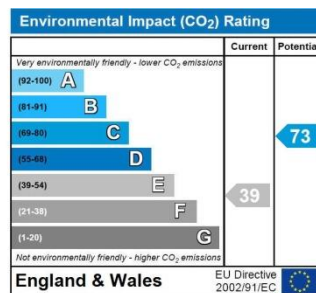
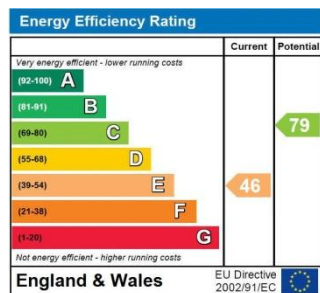
Bathroom

Low sunken style bath. Wash hand basin set into a vanity unit with tiled top and storage beneath. White ceramic wall tiling. Half opaque window to the rear. Tongue and groove ceiling. Radiator.

Separate WC. Opaque sash window to the side. Radiator.

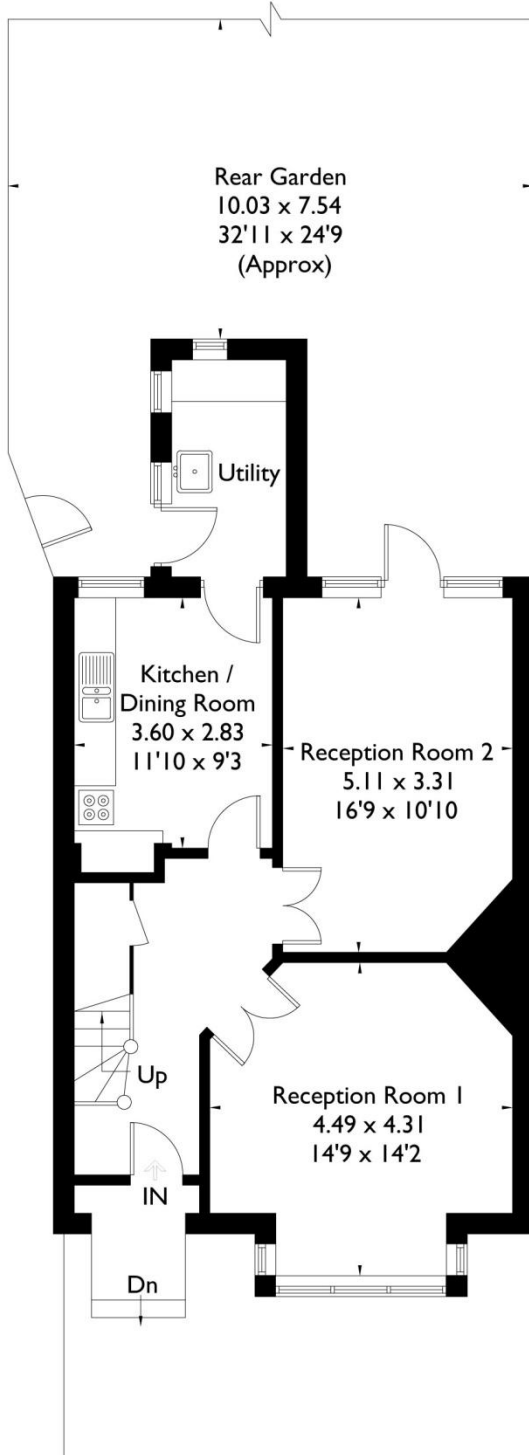
Exterior

Delightful garden on two levels with a raised brick paved terrace with climbing Jasmine, mature bamboos and grasses. To the rear is a lawned area with trees, shrubs and raised planting beds in timber sleepers. Timber shed. Shared pedestrian side access.

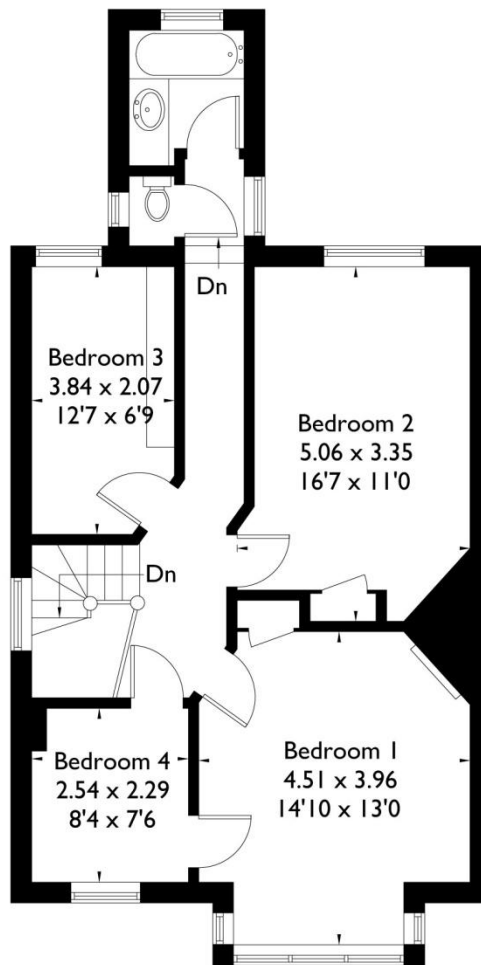


Caterham Road, SE13

Approximate Gross Internal Area
126.4 sq m / 1360 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 184548

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.