



**Mark Beaumont**  
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BROADMEAD, CATFORD, LONDON SE6 3SB  
ASKING PRICE OF £420,000







## DESCRIPTION

For sale is this charming three-bedroom freehold house in the heart of Bellingham, Catford, offering immense potential as a fixer-upper at a highly competitive asking price. Situated at the quiet end of the road, this property is perfect for those looking to create a family home in a well-connected London location.

The house features a practical layout with three bedrooms and a shower room upstairs, while downstairs boasts a spacious kitchen, a comfortable living room, and an additional bathroom. Outside, the property benefits from both front and back gardens, with the rear garden enjoying a delightful green aspect, backing onto playing fields and sports grounds, ideal for relaxation or gardening enthusiasts. A shared driveway leads to a garage space, providing convenient parking or storage. Located just 90 metres from a footbridge over to the picturesque Waterlink Way park, where the River Ravensbourne flows, creating a serene environment for walks or leisure. The vibrant local area includes a large retail park and a Sainsbury's supermarket, just 0.4 miles away. Excellent transport links are nearby, with Bellingham mainline station only 0.4 miles away, and Catford Bridge and Catford stations within 0.9 miles, ensuring swift connections to central London and beyond.

This is a rare opportunity to acquire a property brimming with potential in a sought-after location at a non-inflated price. Early viewing is highly recommended to appreciate the possibilities this home offers. **#AskBeaumont**

