



Lutwyche Road, SE6 | £750,000

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In General

- Chain free
- Four bedroom family home
- 50ft south-west facing garden
- Two bathrooms with underfloor heating
- Original floorboards across the ground and first floors
- Attractive period features
- Potential to extend (STPP)
- An abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented four-bedroom family home on the sought-after Lutwyche Road, offering approximately 1,251 sq ft of well-proportioned accommodation, a generous south-west facing private rear garden, and available to the market chain free.

Arranged over three floors, this impressive period home has been thoughtfully maintained and enhanced, seamlessly combining character features with modern finishes. The ground floor comprises a bright and spacious front reception room, a separate dining room ideal for entertaining, and a well-appointed fitted kitchen. To the rear, the superb south-west facing garden extends to approximately 50 ft, providing the perfect space for outdoor dining, relaxation, and family life.

The first floor offers two generous double bedrooms, together with a stylish four-piece family bathroom complete with underfloor heating. Occupying the top floor, the principal bedroom has been finished to a high standard and features quality hardwood flooring. This level also includes a further bedroom and a contemporary shower room, also benefiting from underfloor heating.

Further benefits include the potential to extend (STPP), attractive period features, gas central heating, original floorboards across the ground and first floors, an abundance of natural light and so much more.

Ideally located within reach of Forest Hill, Honor Oak Park, Catford, and Catford Bridge stations, the property provides excellent transport links to Charing Cross, St Pancras, Waterloo, London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and beyond. A wide selection of local amenities can also be found nearby, including popular cafés, coffee shops, restaurants, gastropubs, and highly regarded schools.

Contact the Pedder Forest Hill sales team to arrange your viewing today!

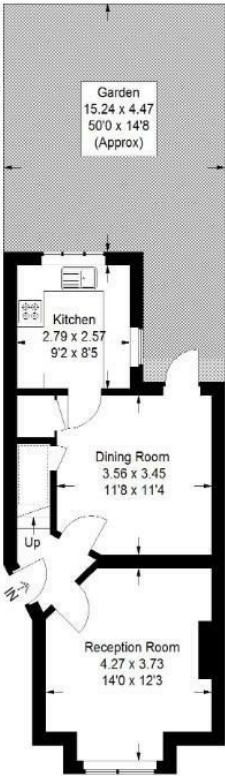
EPC: C | Council Tax Band: D



Floorplan

Lutwyche Road, SE6

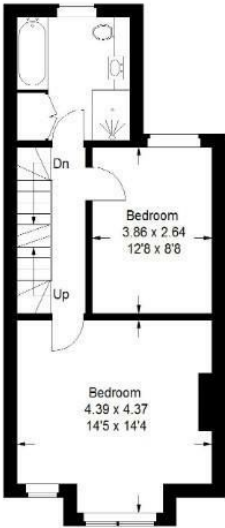
Approximate Gross Internal Area
116.2 sq m / 1251 sq ft



Ground Floor



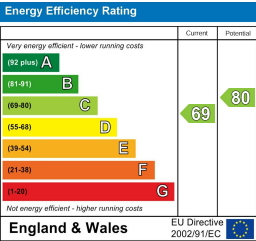
Second Floor



First Floor

□ = Reduced headroom below 1.5 m / 5'0"

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Code of Measuring Practice. Not drawn to Scale. Windows and door
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