

1 Shepherd's House Manor Park Road  
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**100 Sandhurst Road, Catford**  
**London SE6 1XD**  
**Offers in excess of £450,000**

Charming Three Bedroom Victorian Terraced House in Need of Full Modernisation offering a fantastic opportunity for any buyer looking to create their dream home. Comprising entrance hall, two receptions, kitchen leading to the garden and downstairs bathroom. Upstairs are two double bedrooms and a single bedroom. The property features a south-facing garden and offers the added benefit of free on-road parking. Located less than 1 mile from both Catford and Hither Green stations, commuting is made easy.

The house also presents potential for extension, (STPP)  
This property needs to be seen to fully appreciate its potential!!  
Please call or email us to arrange a viewing you wont regret.

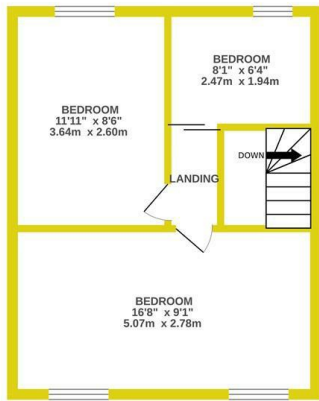
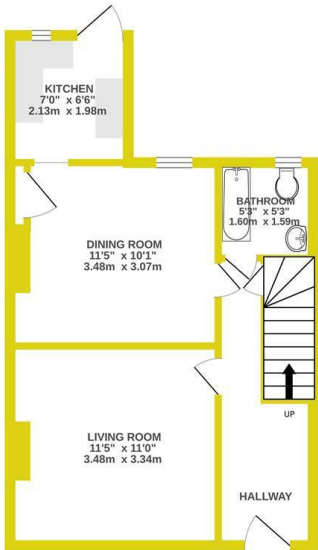






GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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