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Tracy Thorne
Estates



**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.

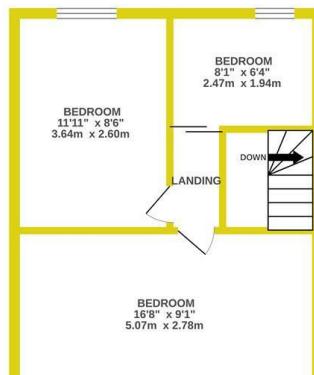
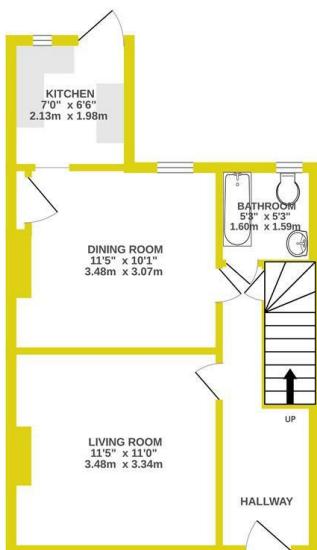
The house also presents potential for extension, (STPP)
This property needs to be seen to fully appreciate its potential!!
Please call or email us to arrange a viewing you wont regret.





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

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



Whilst every effort has been made to ensure the accuracy of the floorplan contained, measurements of doors, windows, rooms and other internal and external features are taken for general information only and no warranty can be given as to their accuracy. Prospective purchasers are advised to make their own arrangements to verify the details given. Made with Metropix 2002

Energy Efficiency Rating		
Very energy efficient - lower running costs		
92-100	A	85
81-91	B	63
70-79	C	
55-69	D	
39-54	E	
21-38	F	
0-20	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
92-100	A	
81-91	B	
70-79	C	
55-69	D	
39-54	E	
21-38	F	
0-20	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		