

# Stanfords

— sales & lettings —



**Guide Price £525,000**

3 bedroom terraced house

Verdant Lane  
Catford



# Read all about it...

A fantastic opportunity to purchase a period home perfect for a growing family and allowing you the ability to add your own touch over time located on the borders of Hither Green & Catford.

Internally the house is made up of a front reception room as well as a separate dining room, a kitchen leading onto a handy utility room with downstairs W/C. Leading upstairs, there are 3 bedrooms, 2 of which are generous doubles plus a further bathroom. Externally, the house benefits from a substantial rear garden with a patio area straight off the dining room.

The property is conveniently located on the borders of Hither Green with Hither Green Station only 0.5 miles away offering great commuter links towards central London and is close by to many popular shops, restaurants and coffee shops.

## GROUND FLOOR

### Entrance Hall

### Lounge

16' 6" x 13' 6" (5.03m x 4.11m)

Track lighting, double glazed bay windows to front, radiator, gas fire, stripped wood flooring.

### Dining Room

13' 7" x 9' 11" (4.14m x 3.02m)

Pendant light, radiator, double glazed french doors to rear, stripped wood flooring.

### Kitchen

10' 1" x 9' 6" (3.07m x 2.90m)

Track Lighting, partially tiled walls, laminate work surface, stainless steel sink and mixer tap, double radiator, double glazed window to rear, tiled flooring.

### Utility Room

9' 10" x 6' 0" (3.00m x 1.83m)

### W/C

## FIRST FLOOR

### Bedroom

16' 6" x 11' 7" (5.03m x 3.53m)

2 Pendant lights, double glazed bay windows to front, double radiator, fitted carpet.

### Bedroom

13' 7" x 11' 7" (4.14m x 3.53m)

Pendant light, double glazed window to rear, double radiator, fitted carpet.

### Bathroom

Spotlights, double glazed windows to rear, walk-in electric shower, w/c, pedestal basin, laminate flooring.

### Bedroom

9' 9" x 7' 11" (2.97m x 2.41m)

Pendant light, double glazed window to front, double radiator, fireplace, fitted carpet.

## OUTSIDE

### Garden

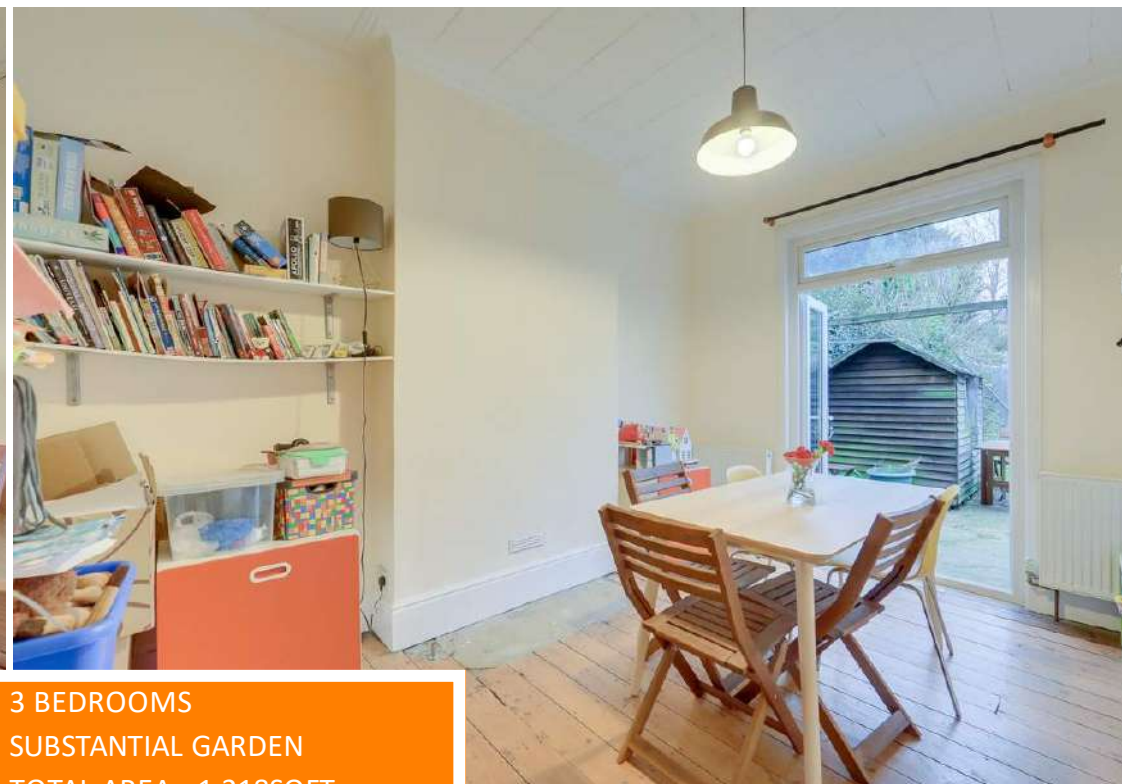
Paved seating area, laid lawn, pond.



Like what you see?

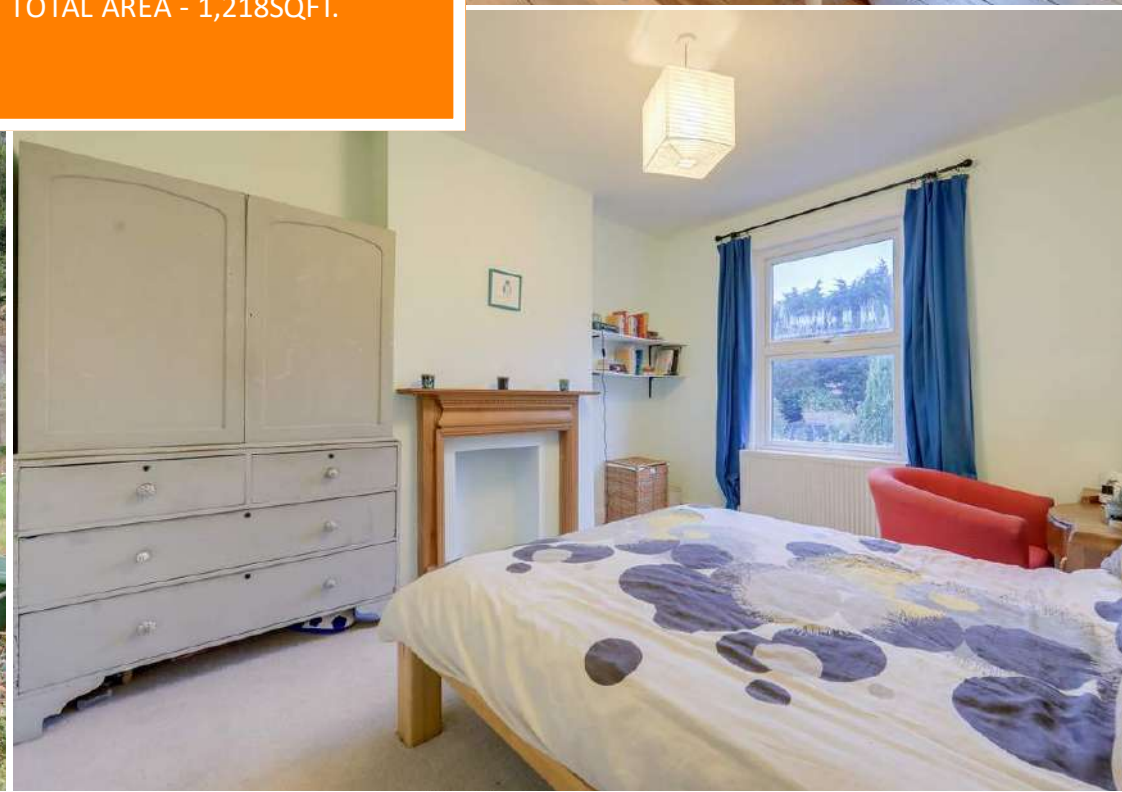
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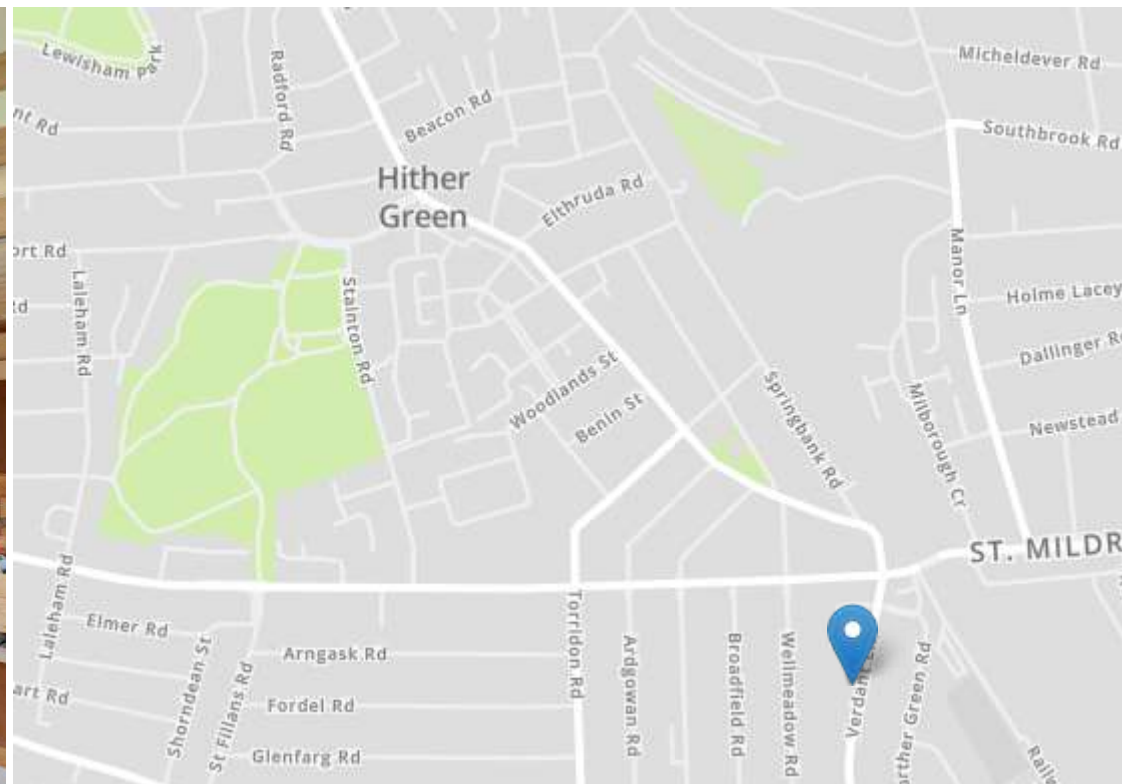


PERIOD HOME  
0.5 MI TO HITHER GREEN RAIL  
STATION  
HITHER GREEN/CATFORD  
BORDERS

3 BEDROOMS  
SUBSTANTIAL GARDEN  
TOTAL AREA - 1,218SQFT.







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