

Stanfords

— sales & lettings —



Guide Price £600,000 Freehold

3 bedroom terraced house

Elmer Road

Catford

Read all about it...

A bright and spacious three-bedroom family home, offered to the market with no onward chain.

Spanning over 1,100 sq ft of living space, the ground floor of this property features a bright double reception room and a large eat-in kitchen, both providing access to the rear garden. Additionally, there is a downstairs WC and understairs storage. Upstairs, there are three generously sized double bedrooms, a modern family bathroom, and access to the loft for additional storage.

Ideally situated for excellent transport links from the Twin Catford stations and Catford Town Centre, where you'll find exciting places to eat and drink, as well as Catford Mews, a popular independent cinema, and a wide variety of shops and supermarkets, all within walking distance. Popular among young families, Elmer Road is well located for good nurseries and schools, with the green open spaces of Mountsfield Park just a short walk away.

Tenure: Freehold | **Council Tax:** Lewisham band C

GROUND FLOOR

Lounge

12' 4" x 11' 8" (3.76m x 3.56m)

Double-glazed bay windows, pendant ceiling light, radiator, fitted carpet.

Dining Room

11' 7" x 10' 8" (3.53m x 3.25m)

Double-glazed door to garden, pendant ceiling light, radiator, fitted carpet.

Kitchen

19' 10" x 10' 0" (6.05m x 3.05m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven, gas hob and extractor hood, tile flooring.

WC

4' 7" x 3' 5" (1.40m x 1.04m)

Double-glazed window, ceiling light, pedestals washbasin, WC, heated towel rail, tile flooring.

FIRST FLOOR

Bedroom

16' 0" x 11' 5" (4.88m x 3.48m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet,

Bedroom

11' 6" x 10' 8" (3.51m x 3.25m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

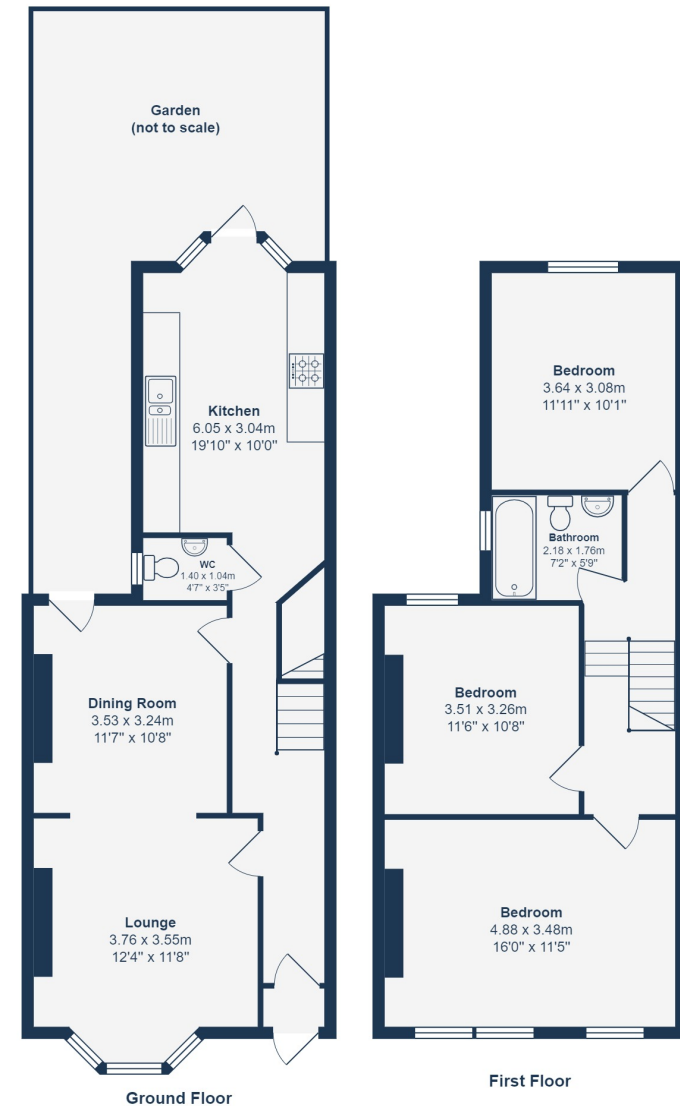
Bedroom

11' 11" x 10' 1" (3.63m x 3.07m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

OUTSIDE

Garden



Total Area: 105.1 m² ... 1131 ft² (excluding garden)

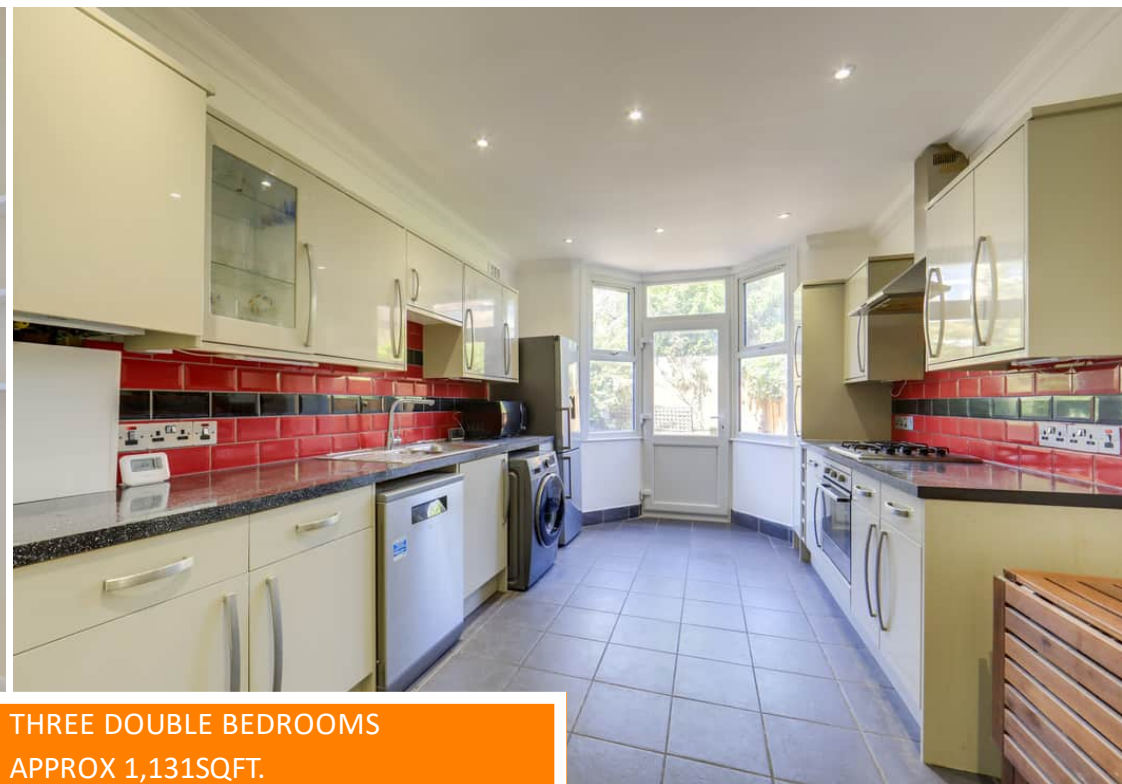
Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

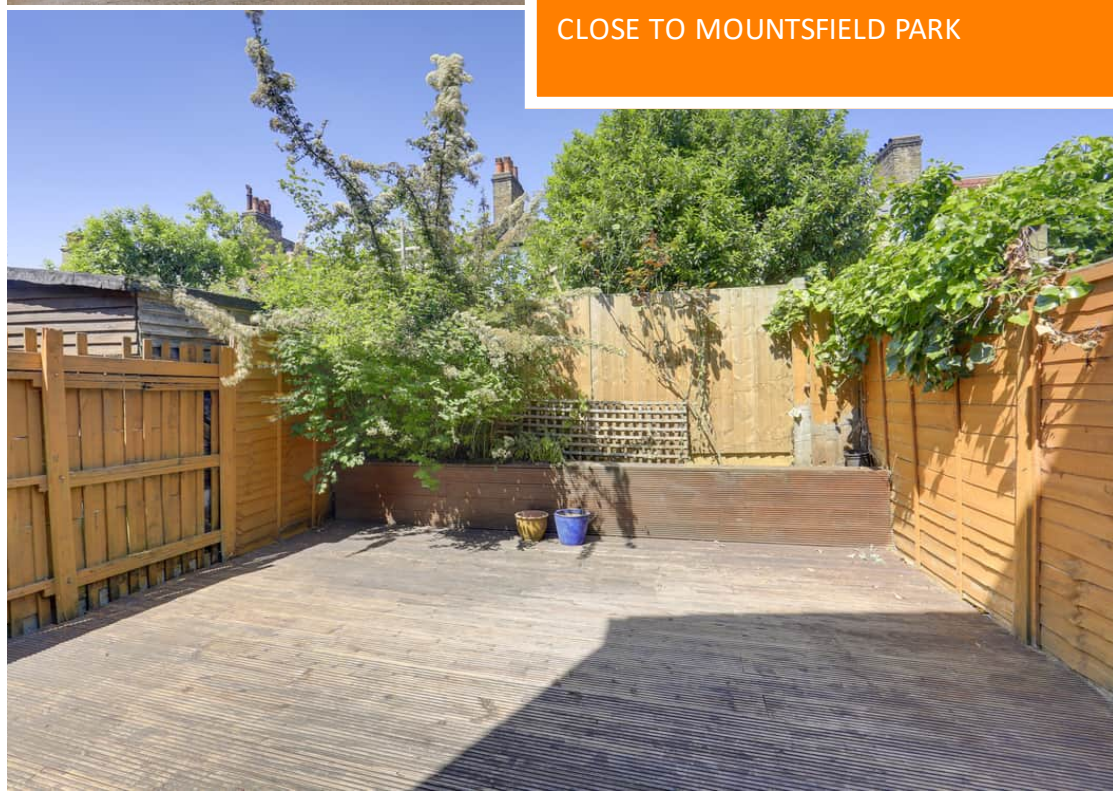
Call 020 8690 3656 or email us at catford@stanfordstates.london to arrange a viewing or request further information

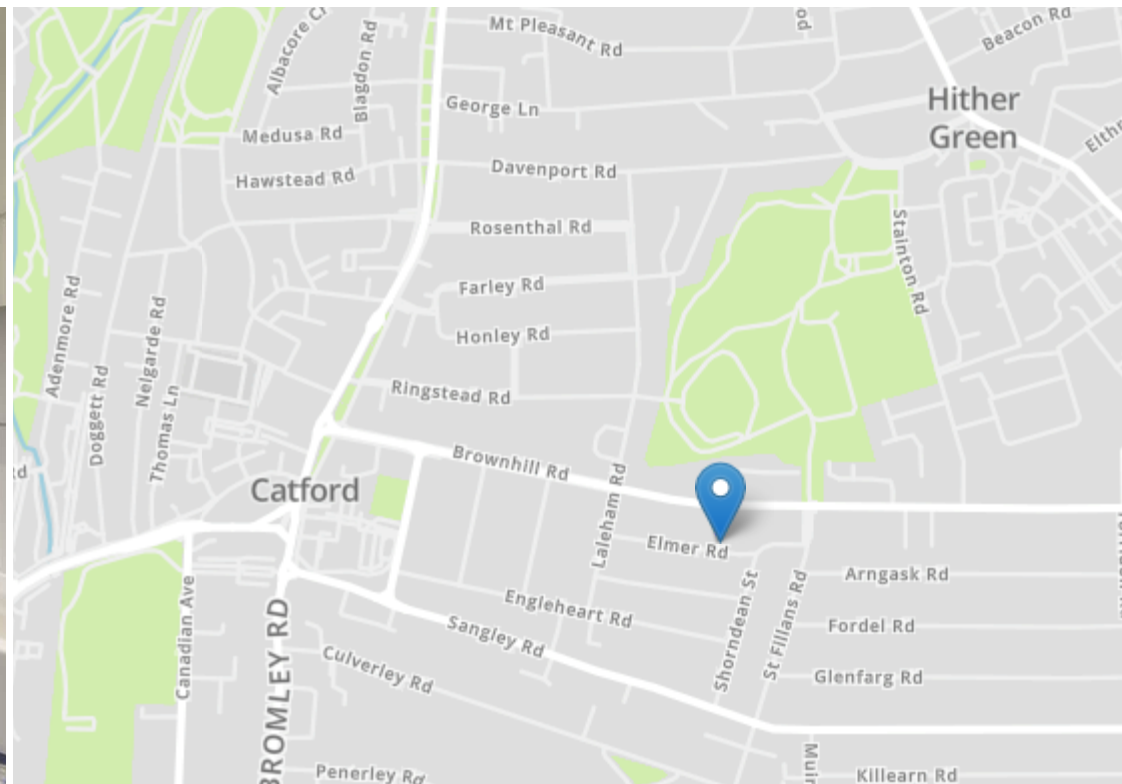
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CHAIN FREE
WELL PRESENTED THROUGHOUT
CLOSE TO MOUNTSFIELD PARK

THREE DOUBLE BEDROOMS
APPROX 1,131SQFT.
0.8MI TO CATFORD & CATFORD BRIDGE
STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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