

Stanfords

— sales & lettings —



Guide Price £750,000 Freehold

4 bedroom terraced house

Hawstead Road

Catford

Read all about it...

Offered to the market with no onward chain, this four-bedroom mid-terrace house has been thoughtfully renovated and extended, creating a spacious, move-in-ready home.

Set across three floors and spanning over 1,100 sq ft of living space, the ground floor features a bright open-plan lounge and dining room leading to the modern kitchen and breakfast area, which is flooded with natural light from French doors to the garden and a side aspect window. Upstairs, there are two double bedrooms and a luxurious four-piece bathroom suite on the first floor. The second floor has been extended to house two additional bedrooms, the larger of which benefits from an ensuite shower room and a Juliet balcony. Outside, the garden, lovingly maintained by the current owners, offers a tranquil space for alfresco dining and lounging in the sun.

Nestled on a quiet residential street, this property enjoys an ideal location with excellent transport links from Ladywell and the Twin Catford Stations, and a range of local shops, supermarkets, and vibrant places to eat and drink. Popular among young families, Hawstead Road is well situated for good nurseries and schools, as well as plenty of green open spaces, including Ladywell Fields and Mountfield Park.

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

CHAIN FREE
MODERN KITCHEN &
BATHROOMS
GREAT TRANSPORT LINKS

FANTASTIC CONDITION
THROUGHOUT
LOFT EXTENDED
APPROX 1,144SQFT.



Like what you see?

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



GROUND FLOOR

Lounge

11' 6" x 9' 11" (3.51m x 3.02m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, radiator, engineered wood flooring.

Dining Room

11' 6" x 10' 2" (3.51m x 3.10m)

Double-glazed window, pendant ceiling light, understairs storage cupboards, radiator, engineered wood flooring.

Kitchen

17' 9" x 7' 5" (5.41m x 2.26m)

Double-glazed windows and French doors to garden, inset ceiling spotlights, fitted kitchen units, 2.0 bowl sink with mixer tap and drainer, duo boiling and filtered water tap, plumbing for washing machine and dishwasher, range cooker with 5 ring gas hob, combi boiler, Smart boiler heating system, underfloor heating, tile flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

12' 11" x 11' 4" (3.94m x 3.45m)

Double-glazed bay windows, plantation shutters, veiling light, radiator, fitted carpet.

Bedroom

11' 4" x 7' 10" (3.45m x 2.39m)

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

Bathroom

11' 4" x 7' 10" (3.45m x 2.39m)

Double-glazed windows, inset ceiling spotlights, walk-in shower with overhead and handheld showers, freestanding bathtub with shower attachment, double basin vanity unit, Smart Bluetooth Mirror with Anti Fog, WC, heated towel rail, underfloor heating, tile flooring.

SECOND FLOOR

Landing

Large electronic rooflight, fitted carpet.

Bedroom

18' 11" x 8' 8" (5.77m x 2.64m)

Large Velux window and French doors to Juliet balcony, inset ceiling spotlights, fitted wardrobes and chest of drawers, eaves storage, radiator, fitted carpet.

Ensuite

8' 0" x 4' 8" (2.44m x 1.42m)

Large Velux window, walk-in shower with overhead and handheld showers, washbasin on vanity unit, hand operated mirror light WC, heated towel rail, underfloor heating, tile flooring.

Bedroom

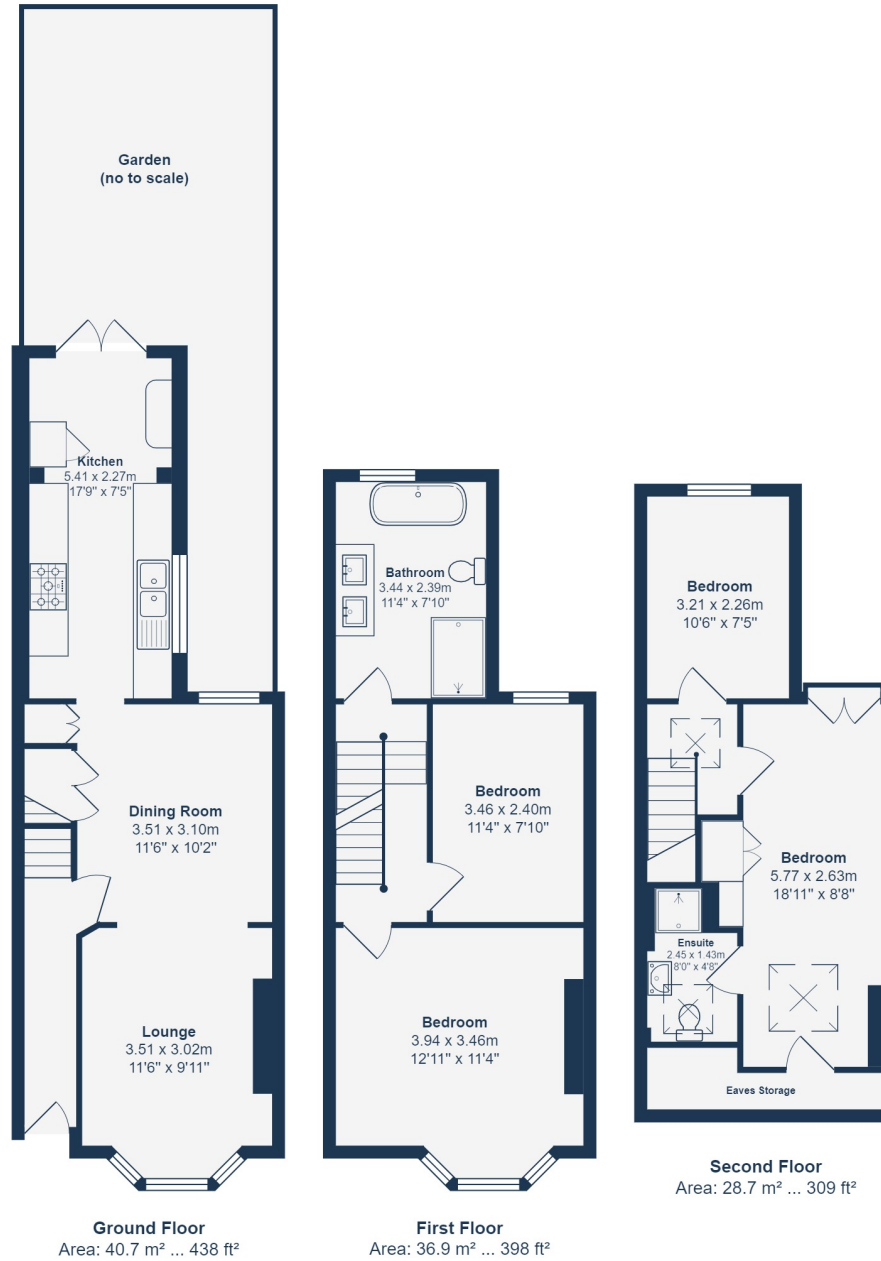
10' 6" x 7' 5" (3.20m x 2.26m)

Double-glazed windows, inset ceiling spotlights, radiator, fitted carpet.

OUTSIDE

Garden

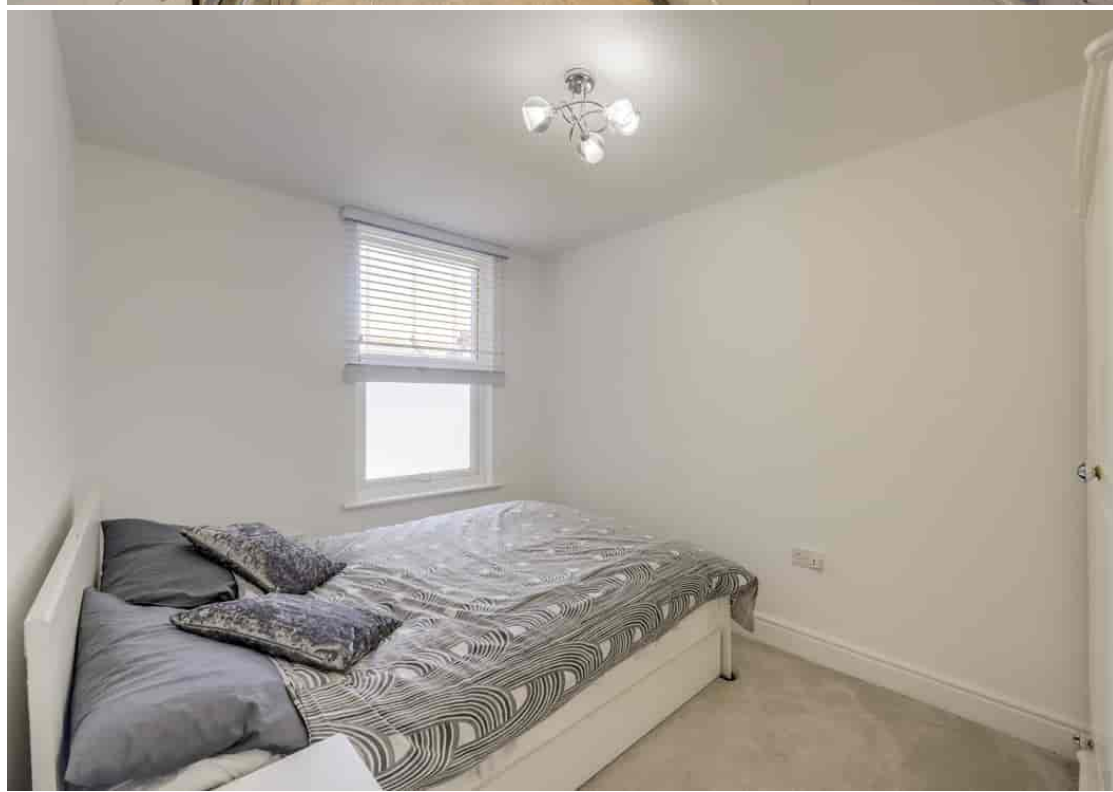
Raised decking leading to lawn, rear patio and storage shed, outdoor lantern wall lights, tap and Hozelock compact reel and double weather protected electrical socket.



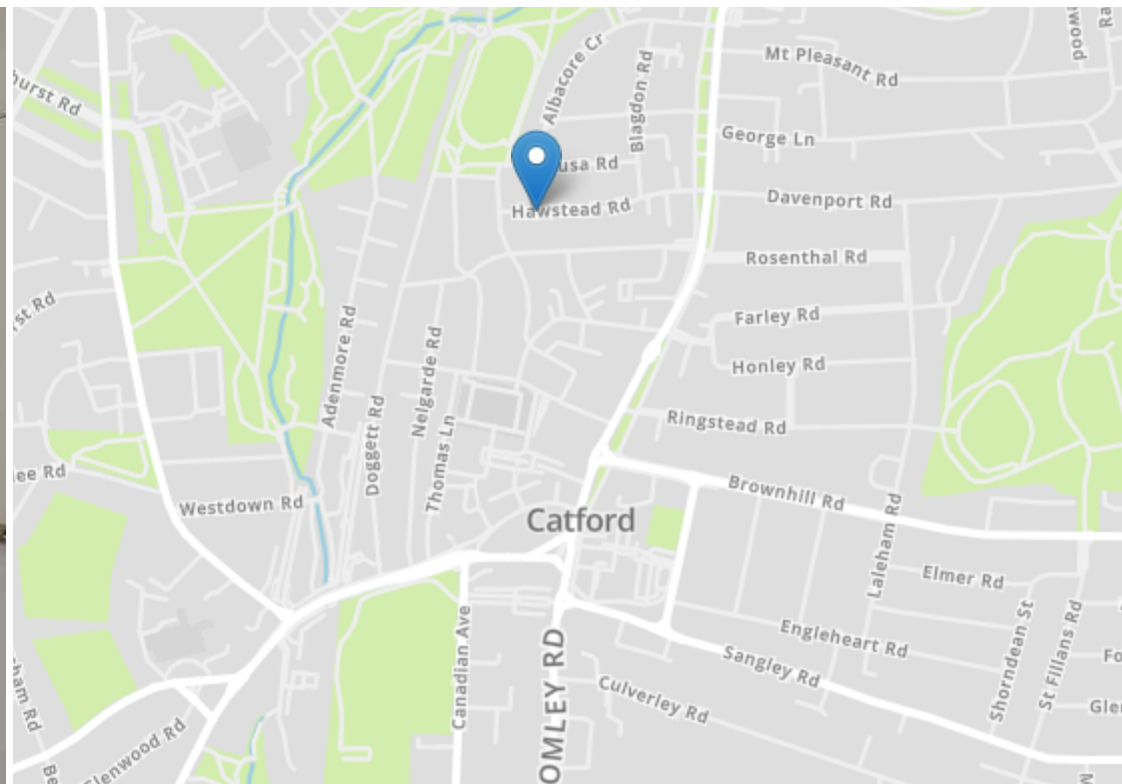
Total Area: 106.3 m² ... 1144 ft² (excluding eaves & garden)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(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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