

Stanfords
— sales & lettings —



Guide Price £525,000 Freehold
3 bedroom terraced house

Catford Hill
Catford

Read all about it...

This three-bedroom family home, offered with no onward chain, is an ideal opportunity for a buyer looking to put their own stamp on their next home!

Conveniently located for great 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 shop and supermarkets all within walking distance. Popular among young families, Catford Hill is well situated for excellent nurseries and schools, including the Ofsted 'Outstanding' rated Rathfern Primary School, as well as plenty of green open spaces like Waterlink Way, a popular walking and cycling route.

Inside, the property offers over 1,100 sq ft of living space, featuring a lounge with bay windows, a separate dining room, spacious kitchen and downstairs WC to the rear. Upstairs, there are three bedrooms, all good-sized doubles, a family bathroom and access to the loft for storage.

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

GROUND FLOOR

Entrance Hall

Lounge

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

Double-glazed bay windows, pendant ceiling light, radiator, laminate wood flooring.

Dining Room

11' 9" x 9' 8" (3.58m x 2.95m)

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

Kitchen

16' 6" x 9' 5" (5.03m x 2.87m)

Double-glazed windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, freestanding oven with grill and hob, utility cupboard, radiator, vinyl flooring.

WC

5' 9" x 3' 6" (1.75m x 1.07m)

Double-glazed window, ceiling light, WC, wall-mounted washbasin, radiator, vinyl flooring.

FIRST FLOOR

Landing

Bedroom

15' 2" x 13' 7" (4.62m x 4.14m)

Double-glazed windows, pendant ceiling light, radiators, fitted carpet.

Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

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

Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

Double-glazed window, ceiling light, bathtub with shower attachment, pedestal washbasin, WC, radiator, vinyl flooring.

Bedroom

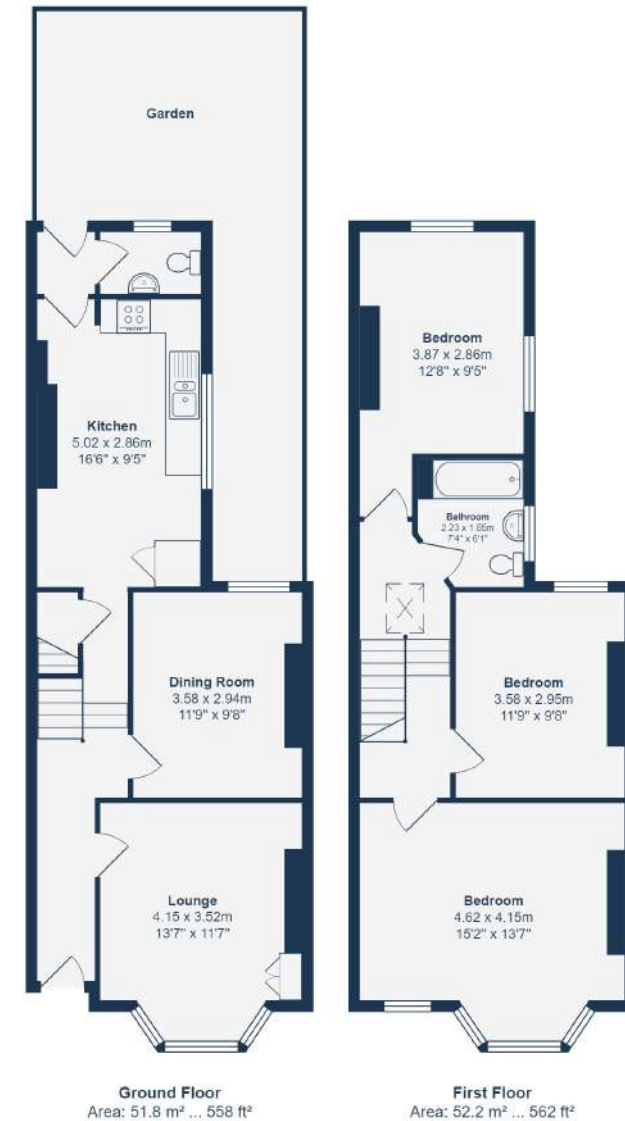
12' 8" x 9' 5" (3.86m x 2.87m)

Double-glazed windows, ceiling light, radiator, laminate wood flooring.

OUTSIDE

Garden

Paved garden.

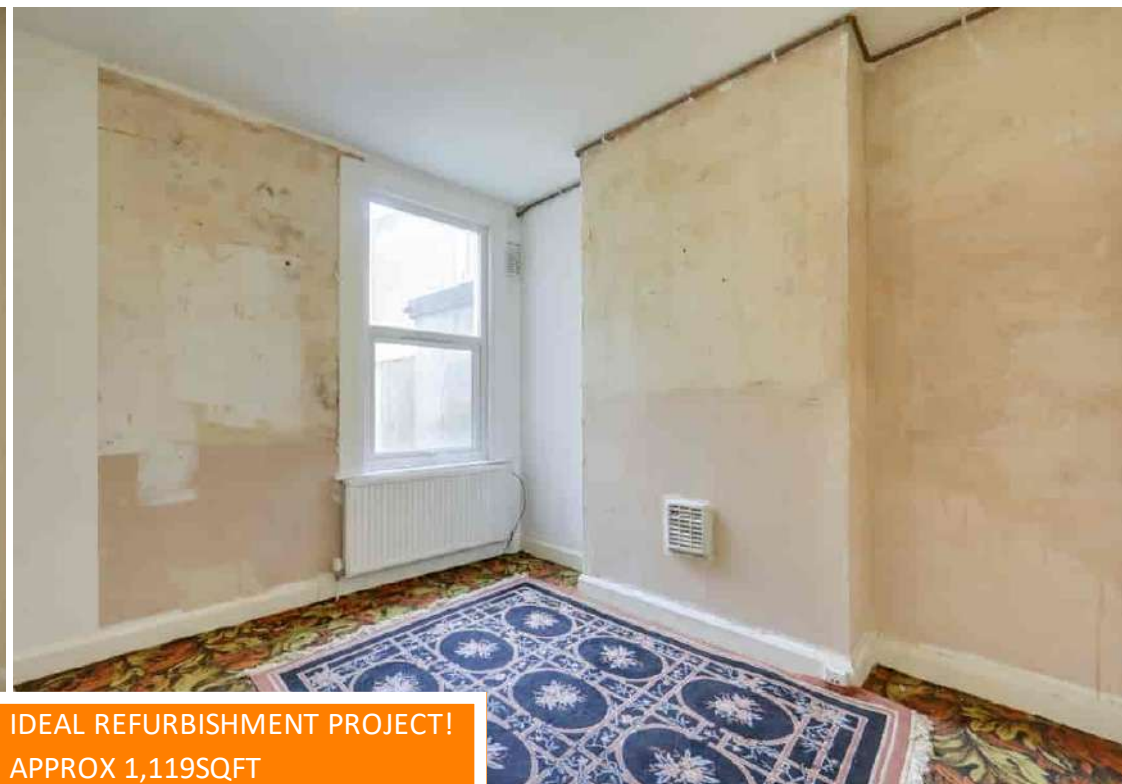


Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

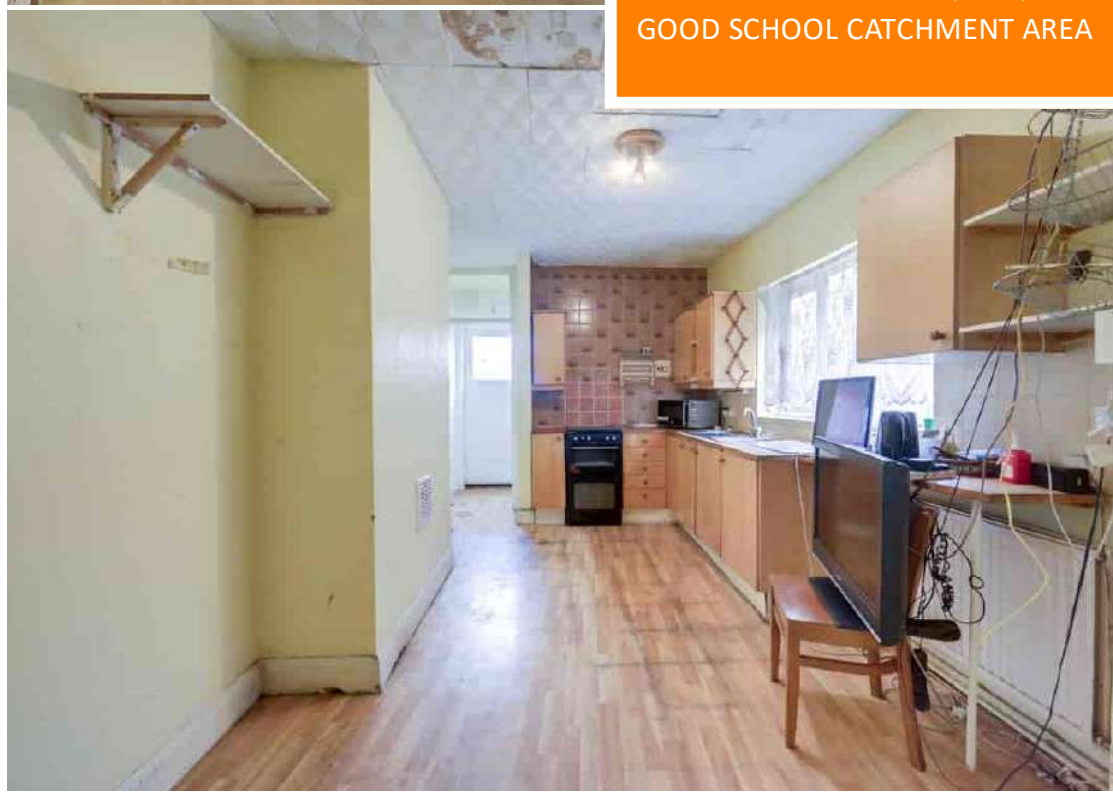
Call 020 8690 3656 or email us at catford@stanfordstates.london to arrange a viewing or request further information

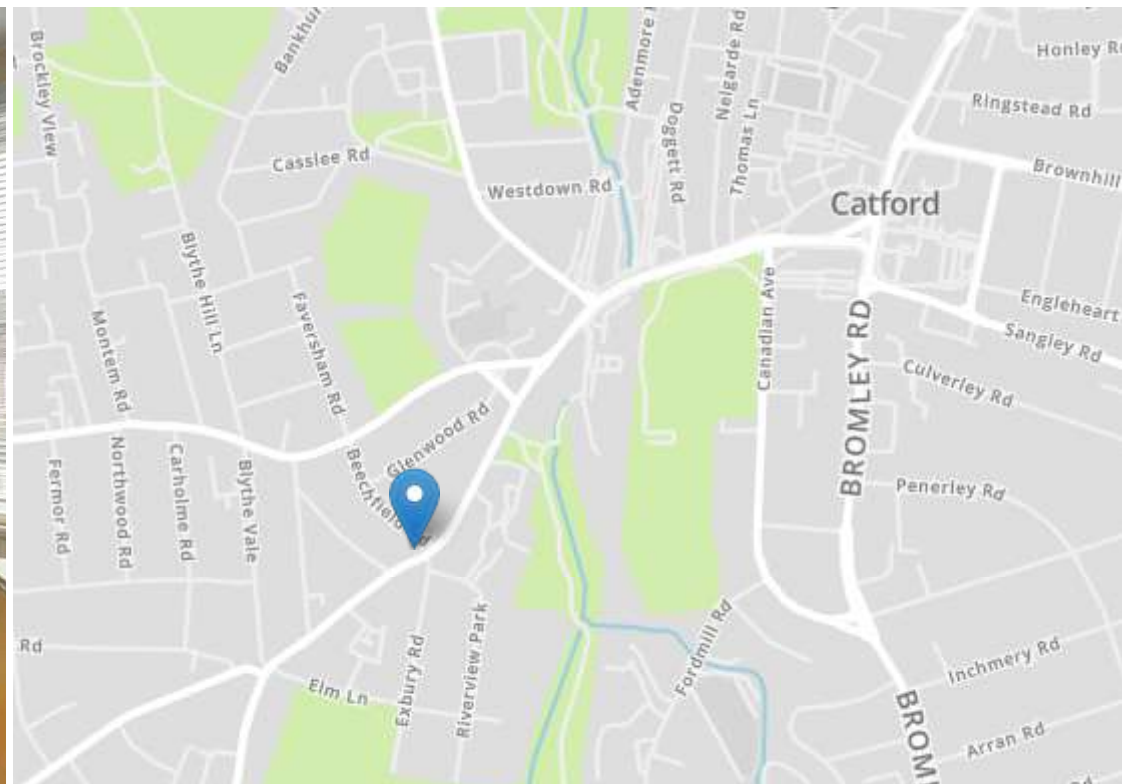
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THREE BEDROOM FAMILY HOME
POTENTIAL TO EXTEND (STPP)
GOOD SCHOOL CATCHMENT AREA

IDEAL REFURBISHMENT PROJECT!
APPROX 1,119SQFT
CLOSE TO TWIN CATFORD
STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(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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