

Stanfords
— sales & lettings —



Guide Price £595,000 Freehold
3 bedroom terraced house

Engleheart Road
Catford

Read all about it...

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

Spanning just under 1,100sqft. of living space, the ground floor of this property features a bright reception and dining room with a generous kitchen to the back of the property, 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 3 piece 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, Engleheart 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 D

GROUND FLOOR

Porch

Entrance Hall

Doors lead to:

Lounge

13' 10" x 12' 2" (4.22m x 3.71m)

Bay window to front, laminate floor, coving to ceiling, dada rail, radiators

Dining Room

12' 4" x 12' 0" (3.76m x 3.66m)

Window to rear, door to kitchen, laminate floor, coving, picture rail, radiator, door to:

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)

Fitted with matching wall and base units with acrylic worktop over, stainless steel sink and drainer with mixer taps, undercounter double oven with gas hob and hood above, space for fridge/freezer, dishwasher and washing machine. Doors to understairs cupboard unit, tiled floor, window to side, door leads to:

Rear Lobby

WC with low level toilet and window to side

Cupboard housing boiler

Door to Garden

FIRST FLOOR

Landing

Carpeted split level landing with doors to:

Bedroom

13' 10" x 12' 2" (4.22m x 3.71m)

With bay window to front, laminate flooring, radiator

Shower Room

Suite comprising, low level WC, wash hand basin with cupboard below and shower closure. Towel rail, tiled floor and frosted window to front.

Bedroom

12' 0" x 9' 9" (3.66m x 2.97m)

Window to rear, laminate flooring, picture rail and coving, cast iron fireplace, radiator.

Bedroom

11' 0" x 9' 10" (3.37m x 3.00m)

Window to rear, laminate flooring, radiator.

OUTSIDE

Garden

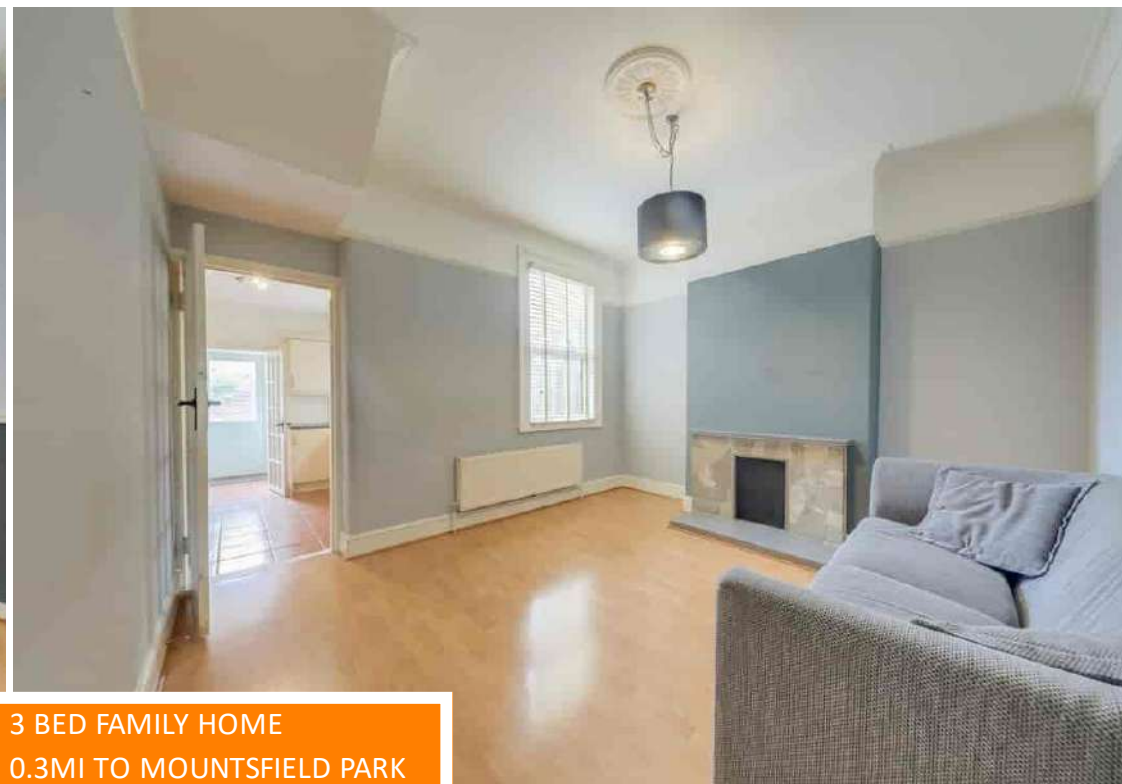


Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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to arrange a viewing or request further information

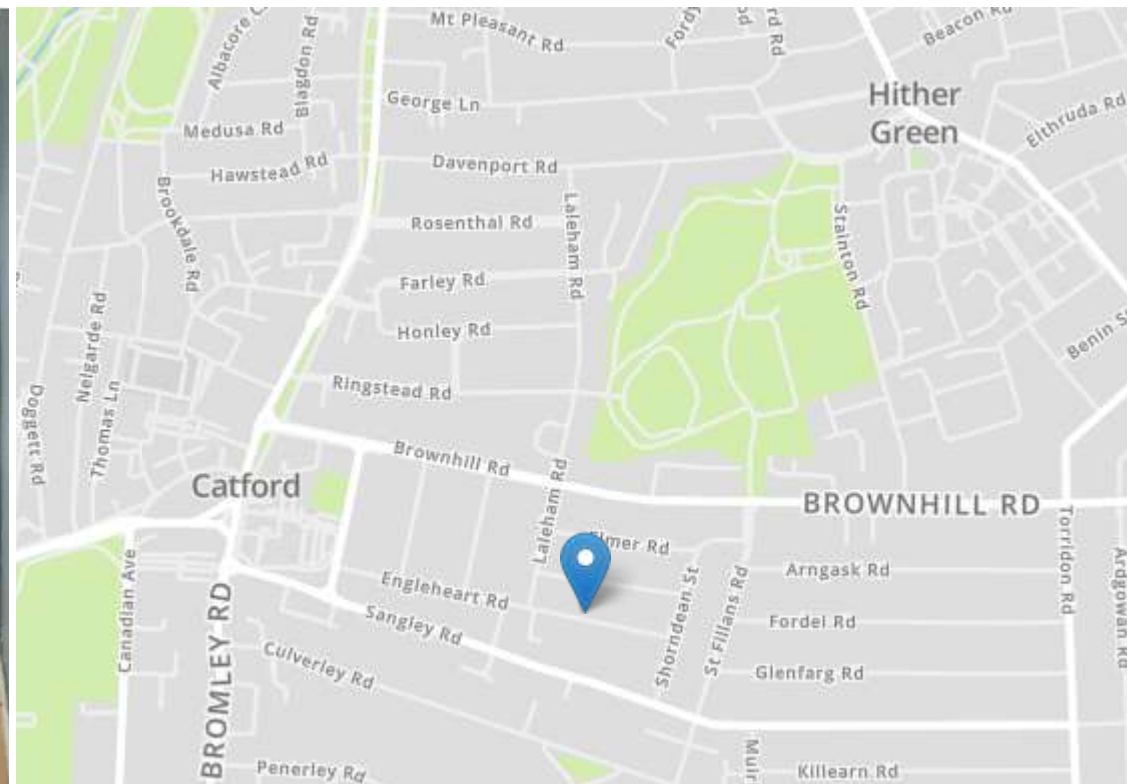
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CHAIN FREE!
TOTAL AREA: 1,070SQFT.
0.6MI TO TWIN CATFORD
STATIONS

3 BED FAMILY HOME
0.3MI TO MOUNTSFIELD PARK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(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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