

Stanfords  
— sales & lettings —



**£1,200,000 Freehold**  
4 bedroom semi-detached house

Bargery Road  
Catford

## Read all about it...

This exquisite 4-bedroom, 3-bathroom semi-detached home has been meticulously refurbished and is nestled on a beautiful tree-lined street in the highly sought-after Culverley Conservation Area. Immaculately presented throughout, this property retains many original features that make these homes so popular, offering a perfect blend of modern convenience and classic charm.

Upon entering the welcoming hallway, you are drawn to the expansive open-plan kitchen and dining area, an ideal space for entertaining. The bespoke kitchen is equipped with integrated appliances, while the spacious dining area is bathed in natural light from the French doors that open onto the mature, south-facing garden. This outdoor haven includes a large patio, perfect for summer evenings, and a lush lawn with ample room for play. At the far end of the garden, a substantial garden studio awaits, offering potential as a home office, gym, or creative space. The ground floor also features two elegant reception rooms, adorned with ornate period details, including an elaborate ceiling rose, intricate cornicing, and a feature fireplace. Additionally, a convenient utility room and a downstairs WC add to the home's practicality.

The first floor has been thoughtfully reconfigured by the current owners to create a spectacular master suite. This luxurious retreat includes a spacious double bedroom with bay windows, an elaborate fireplace, a walk-in dressing room, and a shower room. Further along the landing, two well-proportioned bedrooms offer comfort and style, accompanied by a sleek family bathroom. The loft, awash with natural light, has been extended to accommodate a double bedroom with a contemporary ensuite shower room, perfect for guests. This space also includes an additional room, ideal as a home office, and ample storage within the eaves.

With its stunning interiors, thoughtful layout, and versatile spaces, this home is perfectly suited for modern family living. It is ideally located near excellent transport links from the Twin Catford Stations, as well as a diverse selection of shops, supermarkets, and exciting places to eat and drink. Popular among young families, the area is well-served by sought-after nurseries and schools, including St Dunstan's College, an independent school offering education from nursery through to sixth form.

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

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## GROUND FLOOR

### Entrance Hall

25' 0" x 4' 10" (7.62m x 1.47m)

Pendant ceiling lights, column radiator, wood flooring.

### Lounge

17' 1" x 12' 5" (5.21m x 3.78m)

Double-glazed sash bay windows, plantation shutters, cast-iron fireplace, column radiator, fitted carpet.

### Reception Room

12' 10" x 11' 2" (3.91m x 3.40m)

French doors to garden, ceiling light, cast-iron fireplace, column radiator, fitted carpet.

### Open Plan Kitchen & Dining Room

31' 1" x 17' 0" (9.47m x 5.18m)

Bay with windows and French doors to garden, Velux roof windows, inset ceiling spotlights, Fitted kitchen units with breakfast bar, 2.0 bowl sink with mixer tap, integrated dishwasher, fridge/freezer, wine cooler, 5 ring gas hob, downdraft extractor, oven and grill, cast iron fireplace, underfloor heating, tile flooring to kitchen area, wood flooring to dining area.

### Utility

15' 2" x 4' 1" (4.62m x 1.24m)

Door to garden, inset ceiling spotlights, fitted units, washbasin, plumbing for washing machine.

### WC

5' 3" x 2' 7" (1.60m x 0.79m)

Ceiling light, washbasin, WC, tile flooring, electric underfloor heating.

## FIRST FLOOR

### Landing

Inset ceiling spotlights, fitted carpet.

### Bedroom

17' 7" x 17' 1" (5.36m x 5.21m)

Double-glazed sash windows, plantation shutters, chandelier ceiling light, cast-iron fireplace, column radiators, fitted carpet.

### Walk-in Wardrobe

11' 3" x 8' 10" (3.43m x 2.69m)

Pendant ceiling light, fitted wardrobe, cast-iron fireplace, fitted carpet.

### Shower Room

11' 3" x 3' 8" (3.43m x 1.12m)

Double-glazed sash window, inset ceiling spotlights, walk-in shower, pedestal washbasin, WC, heated towel rail, tile flooring.

### Bathroom

8' 7" x 6' 3" (2.62m x 1.91m)

Double-glazed sash window, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, high level WC, tile flooring, electric underfloor heating.

### Bedroom

8' 6" x 7' 10" (2.59m x 2.39m)

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

### Bedroom

13' 10" x 12' 3" (4.22m x 3.73m)

Double-glazed sash bay windows, pendant ceiling light, cast iron fireplace, column radiator, fitted carpet.

## SECOND FLOOR

### Landing

Velux roof window, inset spotlights, built-in seating area, fitted carpet.

### Bedroom

14' 10" x 12' 8" (4.52m x 3.86m)

Velux roof window, inset spotlights, built-in bed with storage, eaves storage, column radiator, fitted carpet.

### Shower Room

8' 4" x 8' 2" (2.54m x 2.49m)

Velux roof window, wall light, walk-in shower, washbasin on vanity unit, WC, tile flooring, electric underfloor heating.

### Office

10' 4" x 7' 7" (3.15m x 2.31m)

Velux roof window, inset spotlights, eaves storage, radiator, fitted carpet.

## OUTSIDE

### Garden Studio

Fully insulated garden studio with power supply.

### Garden

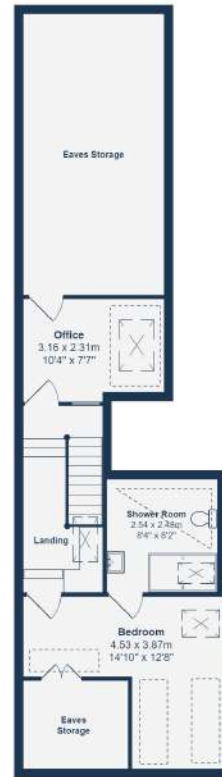
Paved patio leading to lawn with mature plant borders, gravel patio to rear and garden studio.



**Ground Floor**  
Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>



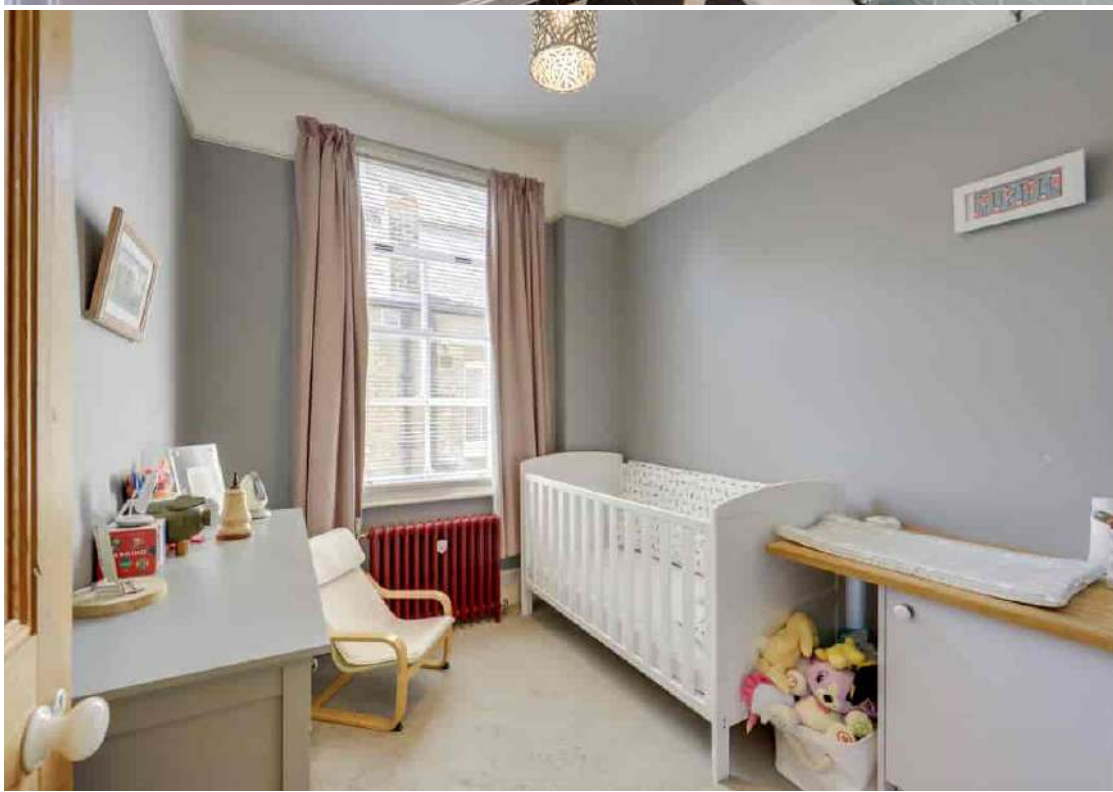
**First Floor**  
Area: 81.6 m<sup>2</sup> ... 878 ft<sup>2</sup>



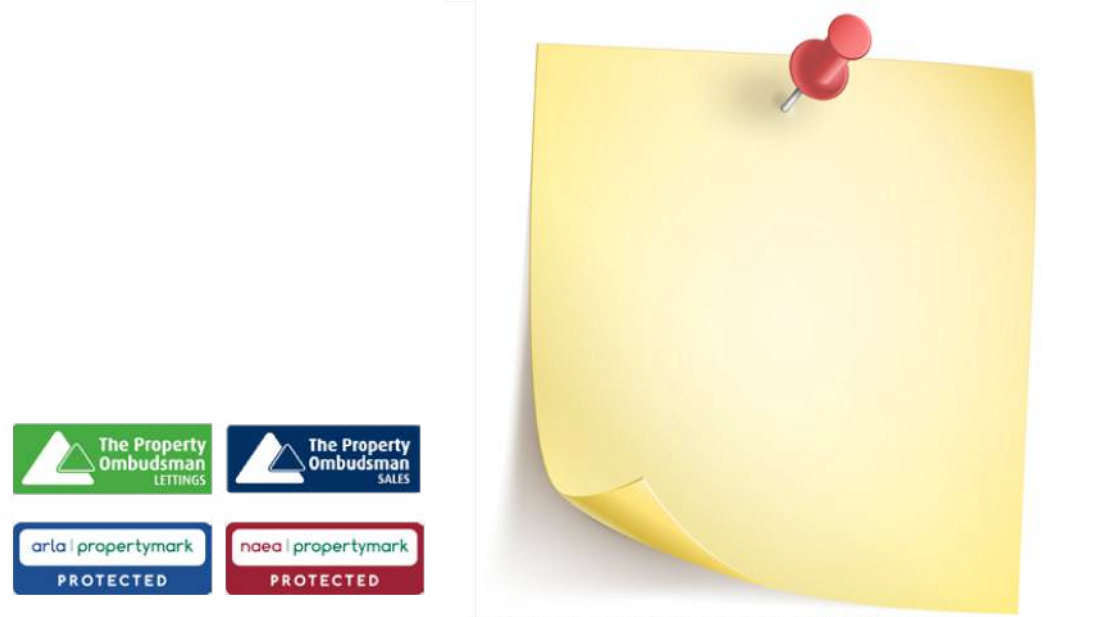
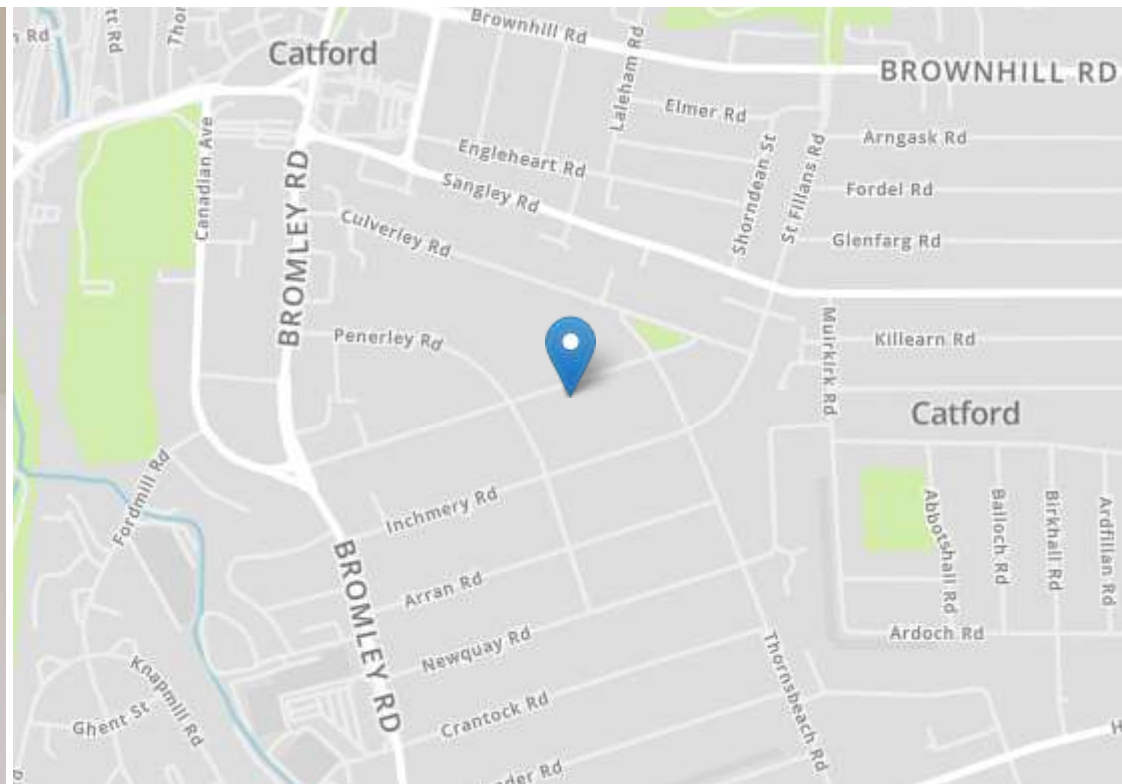
**Second Floor**  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>

Total Area: 208.7 m<sup>2</sup> ... 2247 ft<sup>2</sup> (excluding studio, eaves storage)

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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