

Stanfords
— sales & lettings —



Asking Price £650,000 Freehold
4 bedroom end of terrace house

Westdown Road
Catford

Read all about it...

Offered to the market with no onward chain, this double-fronted end of terrace house presents an exciting opportunity for buyers seeking a home they can put their stamp on.

Spanning over 1,300 sq ft of internal living space with the potential for further extension (subject to planning permission), the property features a welcoming entrance hall leading to two reception rooms, a spacious eat-in kitchen, and a ground floor shower room. The first floor comprises four well-proportioned bedrooms, a shower room, and a separate WC. Outside, the home benefits from a front driveway and a large south-facing garden at the rear—a perfect space for the whole family to enjoy.

Perfect for those seeking a vibrant local community and excellent transport links, this property is ideally located just a short walk from the Twin Catford Stations, offering frequent bus and rail connections to Central London and beyond. Catford Town Centre provides a diverse selection of shops, supermarkets, and enticing places to eat and drink. Popular with young families, the area is well-served by local nurseries and schools and offers plenty of green spaces, including Blythe Hill Fields and Ladywell Fields, ideal for leisurely strolls and outdoor activities.

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

**FOUR BED FAMILY HOME
SOUTH FACING GARDEN
CHAIN FREE**

**IDEAL REFURBISHMENT
PROJECT!
OFF-STREET PARKING
GREAT TRANSPORT LINKS**



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

Entrance Hall

17' 3" x 5' 10" (5.26m x 1.78m)

Pendant ceiling light, understairs storage cupboard, radiator, tile flooring.

Lounge

14' 0" x 11' 10" (4.27m x 3.61m)

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

Kitchen

18' 5" x 9' 3" (5.61m x 2.82m)

Double-glazed windows, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven and grill, electric hob, extractor hood, radiator, laminate wood flooring.

Dining Room

14' 1" x 10' 11" (4.29m x 3.33m)

Double-glazed windows and French doors to garden, ceiling light, fireplace, radiator, laminate wood flooring.

Shower Room

9' 6" x 6' 9" (2.90m x 2.06m)

Double-glazed windows and door to garden, ceiling light, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Lean To

8' 5" x 5' 10" (2.57m x 1.78m)

FIRST FLOOR

Bedroom

14' 0" x 11' 1" (4.27m x 3.38m)

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

Bedroom

12' 0" x 11' 1" (3.66m x 3.38m)

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

Bedroom

17' 5" x 5' 4" (5.31m x 1.63m)

Double-glazed windows, pendant ceiling light, fitted wardrobes, washbasin on vanity unit, radiator, fitted carpet.

Bedroom

11' 4" x 8' 1" (3.45m x 2.46m)

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

Shower Room

6' 11" x 5' 4" (2.11m x 1.63m)

Double-glazed windows, ceiling light, walk-in shower, wall-mounted washbasin, cupboard housing boiler, tile flooring.

WC

3' 11" x 2' 7" (1.19m x 0.79m)

Double-glazed window, ceiling light, WC.

OUTSIDE

Garden

Paved patio leading to artificial lawn.



Ground Floor



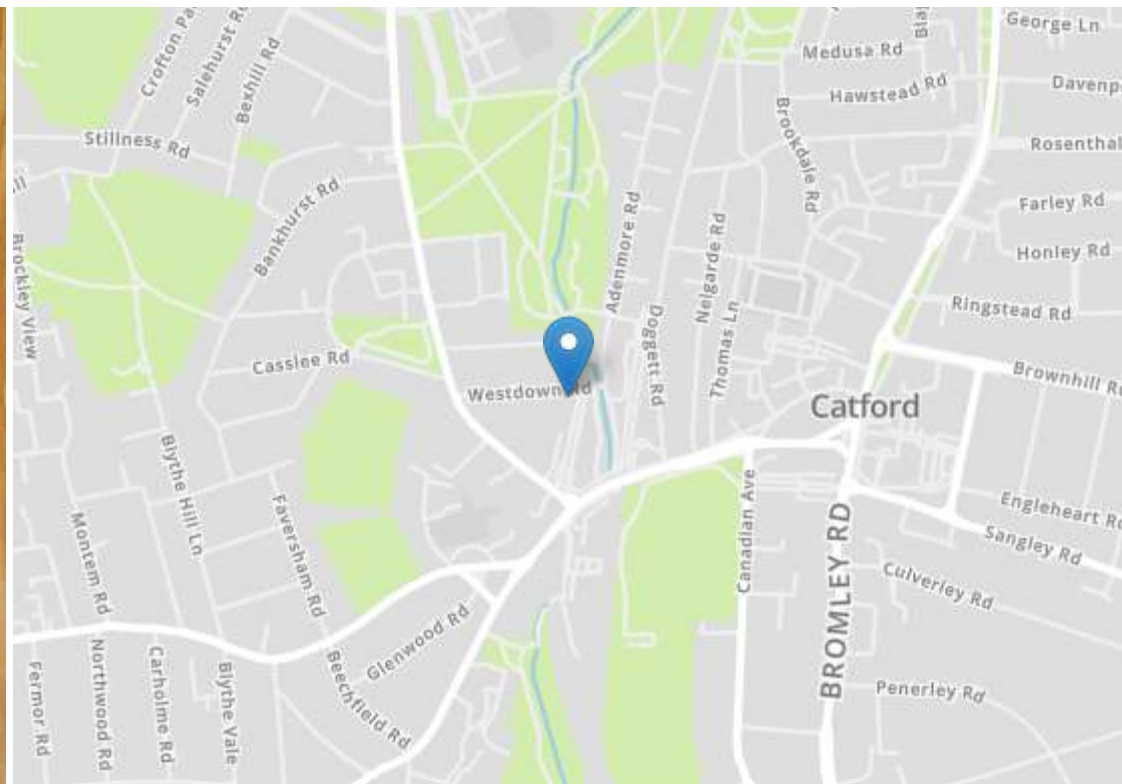
First Floor

Total Area: 121.6 m² ... 1309 ft² (excluding lean to & 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		85
(69-80)	C		
(55-68)	D	66	
(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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