



Guide Price £425,000 Freehold

2 bedroom mews house

Melbourne Mews

Catford

Read all about it...

Set back from the road in a quiet, private mews, this light and modern two-bedroom terraced house presents an excellent opportunity for buyers seeking a move-in-ready home in a prime location. Lovingly upgraded by the current owners, the property now boasts a convenient downstairs WC, an extended second bedroom—cleverly utilising previously void gallery space to create a spacious double bedroom—and a new boiler with a Nest smart controller for enhanced energy efficiency.

Immaculately presented throughout, the ground floor features a welcoming entrance hall leading to a contemporary kitchen and a spacious lounge with ample room for dining. French doors open onto a well-maintained garden, ideal for both relaxation and entertaining. Upstairs, you'll find two generously sized bedrooms and a sleek, modern bathroom. The property further benefits from a front driveway with an electric vehicle charger, adding to its practicality and appeal.

Ideally located near Catford Town Centre, this home is within walking distance of a variety of shops, supermarkets, and vibrant dining options, as well as essential amenities such as a GP, dental practices, and a 24-hour gym. Excellent transport links are available from Catford's twin stations and Hither Green Station, all within a mile, offering convenient access to Central London and beyond. Popular with families, the area is well-served by good nurseries and schools, while the beautiful open spaces of Mountsfield Park are just a short stroll away.

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

**TWO DOUBLE BEDROOMS
DRIVEWAY WITH EV CHARGER
GREAT TRANSPORT LINKS**

**MODERN KITCHEN &
BATHROOM
CLOSE TO MOUNTSFIELD PARK
APPROX 667SQFT.**



Like what you see?

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



Russell Hobbs

0:06

Switch off when not in use

Vollart

GROUND FLOOR

Entrance Hall

14' 10" x 5' 7" (4.52m x 1.70m)

Double-glazed window, wall lights, understairs storage cupboard, radiator, hardwood red oak flooring.

Kitchen

11' 10" x 6' 7" (3.61m x 2.01m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven, electric hob and extractor hood, combi boiler, vinyl tile flooring.

Lounge

12' 11" x 12' 6" (3.94m x 3.81m)

Double-glazed French doors to garden, ceiling and wall lights, Nest Smart Home thermostat, professionally soundproofed, radiator, hardwood red oak flooring.

WC

3' 10" x 2' 6" (1.17m x 0.76m)

Inset ceiling spotlight, washbasin, WC.

FIRST FLOOR

Bedroom

12' 9" x 9' 9" (3.89m x 2.97m)

Double-glazed windows, pendant ceiling light, radiator, hardwood red oak flooring.

Bedroom

12' 9" x 9' 2" (3.89m x 2.79m)

Double-glazed window and Velux Roof window, pendant ceiling light, built-in cupboard, radiator, hardwood red oak flooring.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Inset ceiling spotlights, bathtub with shower, washbasin on vanity unit, WC, vinyl tile flooring.

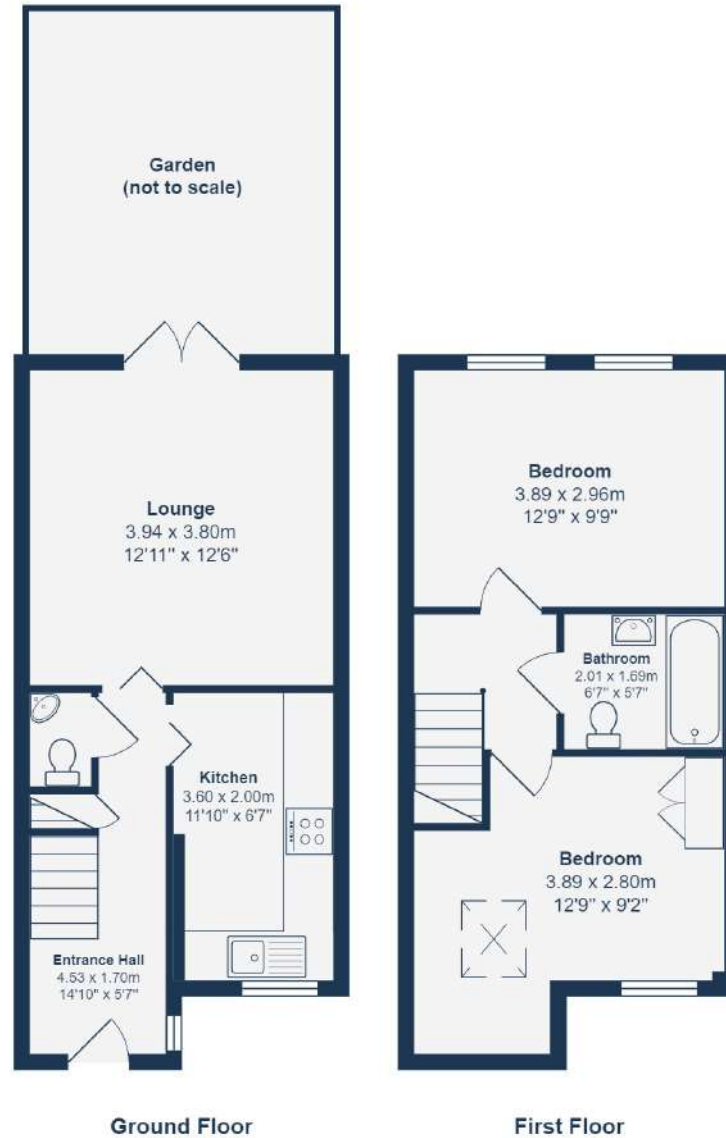
OUTSIDE

Garden

Paved patio leading to lawn and shed.

Driveway

EV Charger.



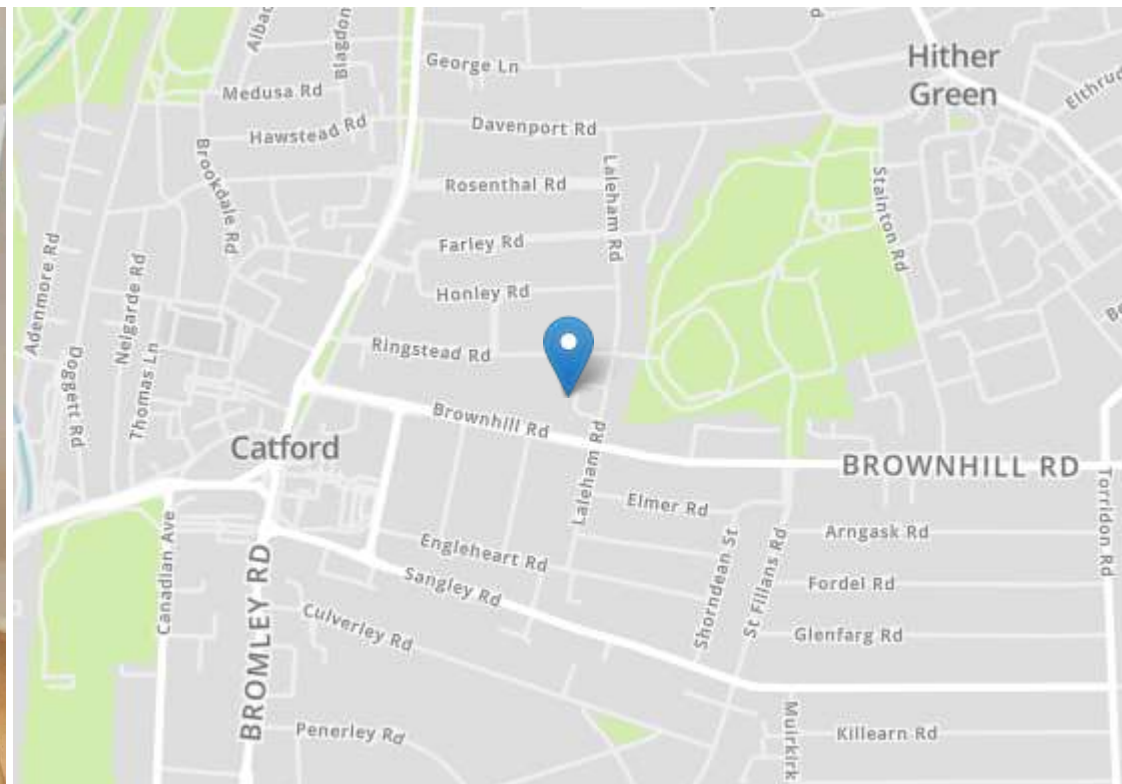
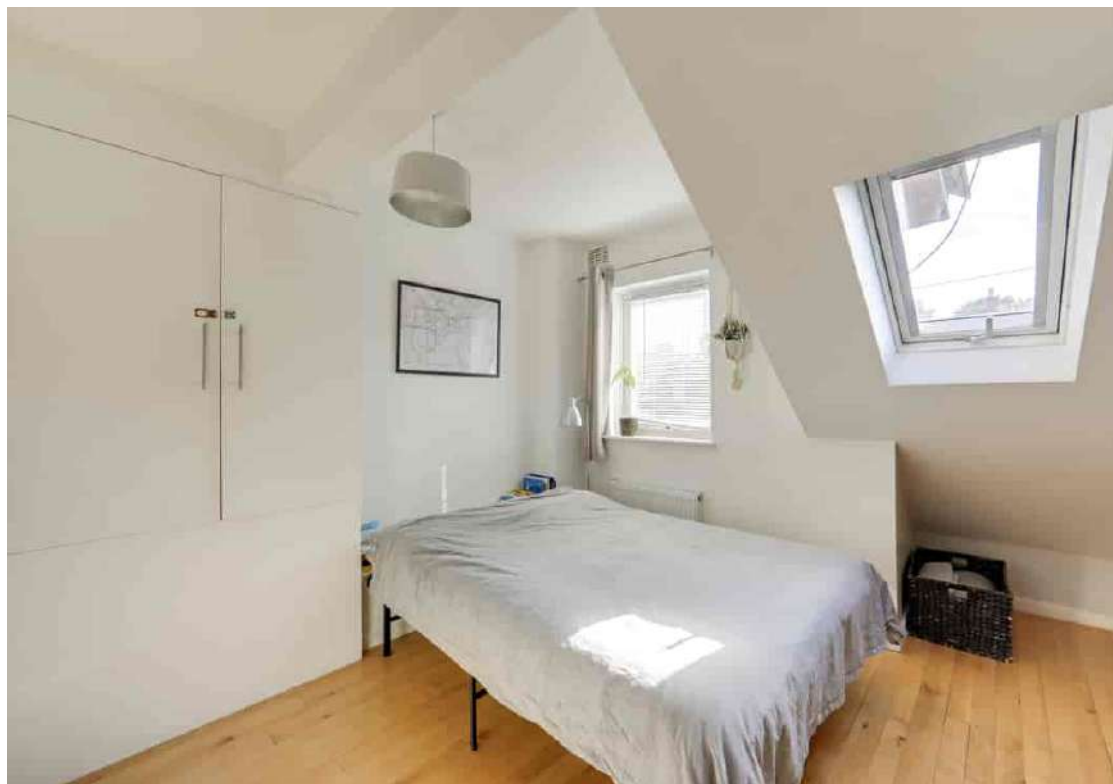
Total Area: 61.9 m² ... 667 ft² (excluding garden)

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		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.