

# Stanfords

— sales & lettings —



**Guide Price £800,000 Freehold**

4 bedroom terraced house

Davenport Road

Catford



## Read all about it...

This extended four-bedroom family home offers spacious and versatile accommodation, spanning over 1,600 sq ft of living space.

As you step inside, the entrance hall, complete with ample storage, leads to a generous double reception room, featuring bay windows overlooking the front and a charming feature fireplace. To the rear, a large eat-in kitchen provides the perfect space for cooking enthusiasts, with modern units, extensive surface areas, a range cooker, and built-in storage. The ground floor also includes a convenient WC and utility room, while the well-maintained garden offers plenty of space for outdoor entertaining with family and friends.

Upstairs, the first floor hosts three well-proportioned bedrooms, a study, and a shower room, offering a versatile layout to suit various needs. The loft extension adds a luxurious touch, featuring a 4-piece bathroom suite and an expansive 17ft master bedroom filled with natural light from roof windows and French doors that open onto a Juliet balcony.

Ideally located near Catford Town Centre, this home is within walking distance of essential amenities, including a GP practice, pharmacy, 24-hour gym, and a variety of shops and supermarkets. The vibrant area also offers exciting places to eat and drink, as well as the popular Catford Mews, an independent cinema. With Catford, Hither Green, and Ladywell Stations all within a mile, the property benefits from excellent transport links into Central London. Popular with families, Davenport Road is well-served by highly regarded nurseries and schools, with the open spaces of Mountsfield Park also just a short stroll away.

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

**4/5 BEDROOM FAMILY HOME  
VERSATILE LAYOUT  
0.6 MI TO HITHER GREEN  
STATION**

**LOFT EXTENDED  
APPROX 1,686SQFT.  
CLOSE TO MOUNTSFIELD PARK**



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## GROUND FLOOR

### Entrance Hall

Pendant ceiling lights, understairs storage cupboard, radiator, door to garden, wood flooring.

### Reception Room

12' 8" x 11' 7" (3.86m x 3.53m)

Bay windows, plantation shutters, pendant ceiling light, fireplace, radiator, wood flooring.

### Reception Room

11' 5" x 10' 10" (3.48m x 3.30m)

Door to garden, pendant ceiling light, radiator, wood flooring.

### Kitchen/Diner

17' 6" x 11' 1" (5.33m x 3.38m)

Windows to side, pendant ceiling lights, fitted kitchen units, 2.0 bowl sink with mixer tap, range cooker, extractor hood, storage cupboard, tile flooring, underfloor heating.

### Utility/WC

11' 1" x 6' 8" (3.38m x 2.03m)

Double-glazed windows, inset ceiling spotlights, washbasin on vanity unit, WC, plumbing for washing machine, cupboard housing combi boiler, tiled flooring, underfloor heating.

## FIRST FLOOR

### Landing

#### Bedroom

16' 0" x 11' 7" (4.88m x 3.53m)

Sash windows, pendant ceiling light, radiator, wood flooring.

#### Bedroom

11' 5" x 10' 10" (3.48m x 3.30m)

Window, radiator, wood flooring.

### Shower Room

4' 9" x 8' 0" (1.45m x 2.44m)

Double-glazed window, ceiling light, walk-in shower, wall-mounted washbasin, WC, heated towel rail.

### Bedroom/Study

11' 1" x 9' 6" (3.38m x 2.90m)

Window, pendant ceiling light, storage cupboard, radiator, wood flooring.

### Bedroom

11' 1" x 9' 8" (3.38m x 2.95m)

Window, pendant ceiling light, radiator, wood flooring.

## SECOND FLOOR

### Bedroom

17' 10" x 15' 8" (5.44m x 4.78m)

Double-glazed windows and French door to Juliet balcony, inset ceiling spotlights, air-conditioning unit, wall radiator, eaves storage, wood flooring.

### Bathroom

10' 8" x 6' 6" (3.25m x 1.98m)

Double-glazed windows, inset ceiling spotlights, walk-in shower with overhead and handheld showers, freestanding bathtub, washbasin, WC, heated towel rail, tile flooring, underfloor heating.

## OUTSIDE

### Garden

Raised decking leading to paved garden and covered rear patio.



Total Area: 156.6 m<sup>2</sup> ... 1686 ft<sup>2</sup> (excluding 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.

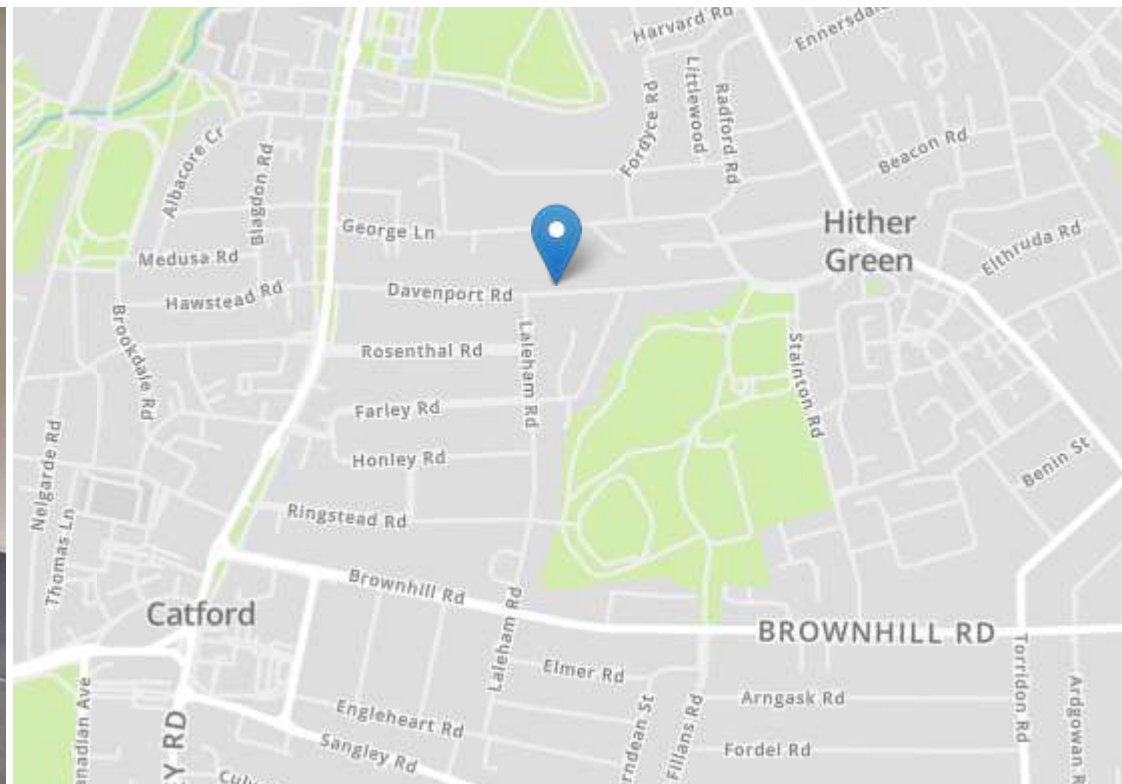












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	81

EU Directive 2002/91/EC



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