

Stanfords
— sales & lettings —



Offers in Excess of £375,000 Freehold
2 bedroom end of terrace house

Vineyard Close
Catford

Read all about it...

Offered to the market with no onward chain, this two-bedroom end-of-terrace house provides an exciting opportunity for buyers eager to create their ideal home.

While in need of renovation throughout, this property offers a blank canvas with gas central heating and double-glazed windows already in place. The ground floor features a spacious entrance hall leading to a kitchen and a good-sized lounge at the rear, with views of the garden. Upstairs, the current layout includes two bedrooms and an additional room that would make an ideal home office, though the partition wall between the two rear rooms could easily be removed to restore two generously sized double bedrooms. A shower room and ample built-in storage complete this floor. Outside, you'll find a low-maintenance garden benefitting from rear access.

Nestled in a quiet cul-de-sac on the border of Catford and Forest Hill, the location is ideal for those seeking excellent transport links and a vibrant community. The area offers a diverse range of shops, supermarkets, and exciting dining options, along with essential amenities like a GP practice, dentist, and a 24-hour PureGym, all within walking distance. Popular with families, the property is well-served by nurseries and schools, including the Ofsted 'Outstanding' Rathfern Primary School. Green spaces abound, with Blythe Hill Fields and the scenic Waterlink Way walking and cycling route close by. Excellent transport links are available, with the twin Catford stations just 0.4 miles away, offering frequent bus and rail connections to Central London and beyond.

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

**2 BED HOUSE
WEST FACING GARDEN
0.4MI TO TWIN CATFORD
STATIONS**

**IN NEED OF MODERNISATION
TOTAL AREA: 841SQFT
0.6MI TO BLYTHE HILL FIELDS**



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

14' 10" x 5' 9" (4.52m x 1.75m)

Pendant ceiling light, radiator.

Kitchen

14' 10" x 5' 10" (4.52m x 1.78m)

Double-glazed windows, tube ceiling lights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, cooker connections, radiator.

Lounge

20' 0" x 11' 11" (6.10m x 3.63m)

Double-glazed windows and door to garden, pendant ceiling light, storage cupboard, radiators.

FIRST FLOOR

Bedroom

11' 11" x 10' 2" (3.63m x 3.10m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator.

Shower Room

6' 7" x 5' 9" (2.01m x 1.75m)

Flush ceiling light, fully accessible walk in shower. pedestal washbasin, WC, heated towel rail, vinyl flooring.

Bedroom

11' 11" x 11' 10" (3.63m x 3.61m)

Double-glazed window, pendant ceiling light, radiator.

Office

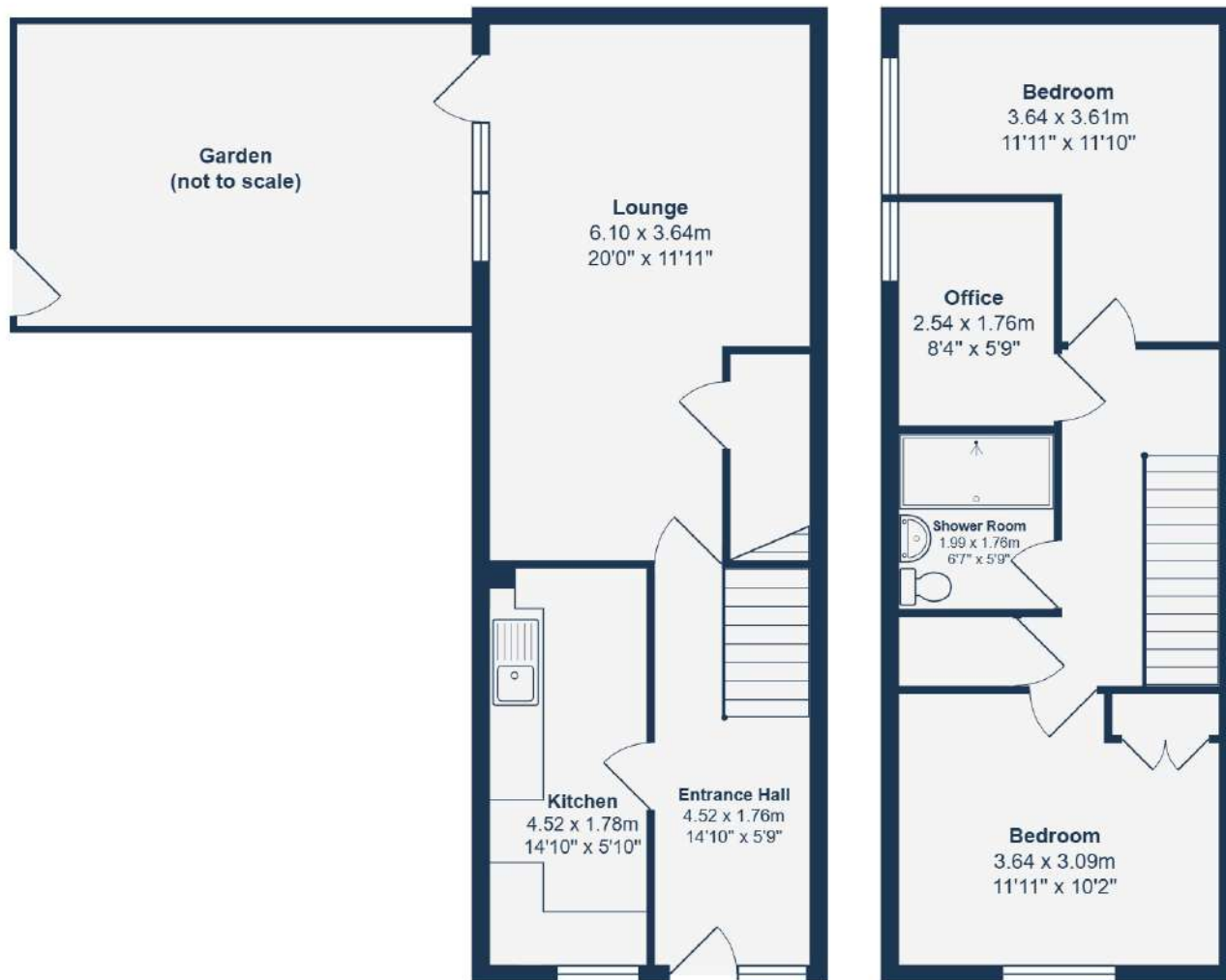
8' 4" x 5' 9" (2.54m x 1.75m)

Double-glazed window, pendant ceiling light, radiator.

OUTSIDE

Garden

Paved garden with rear access.

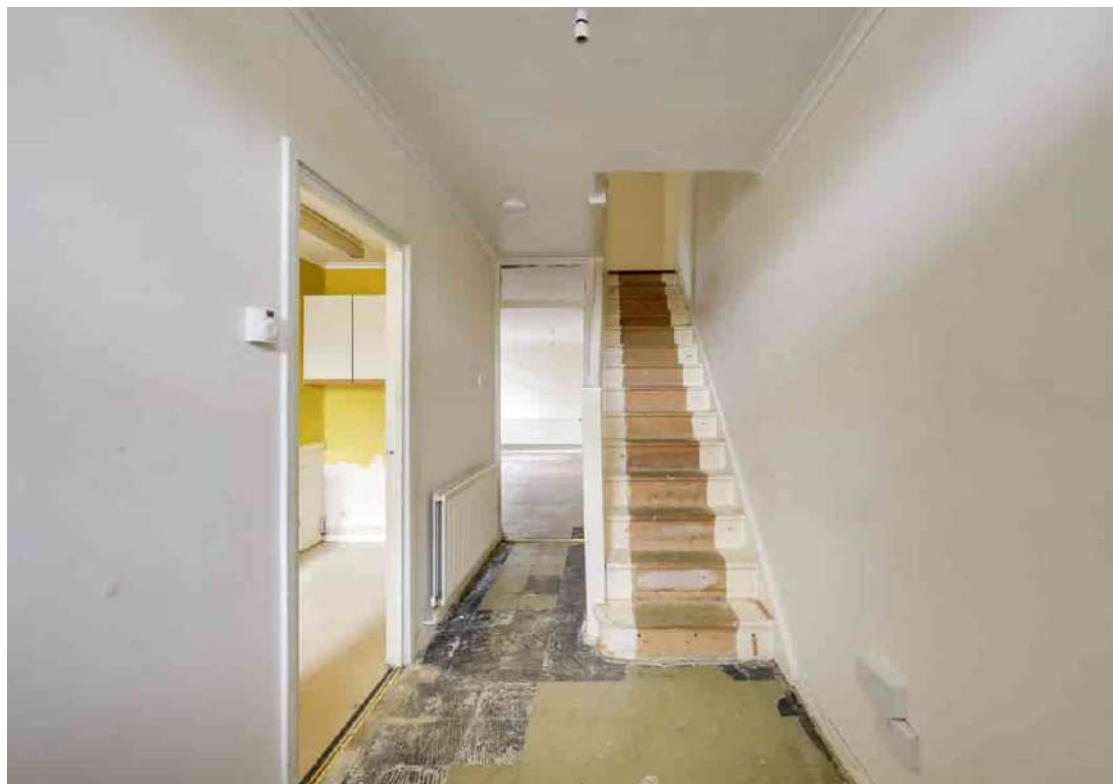


Ground Floor

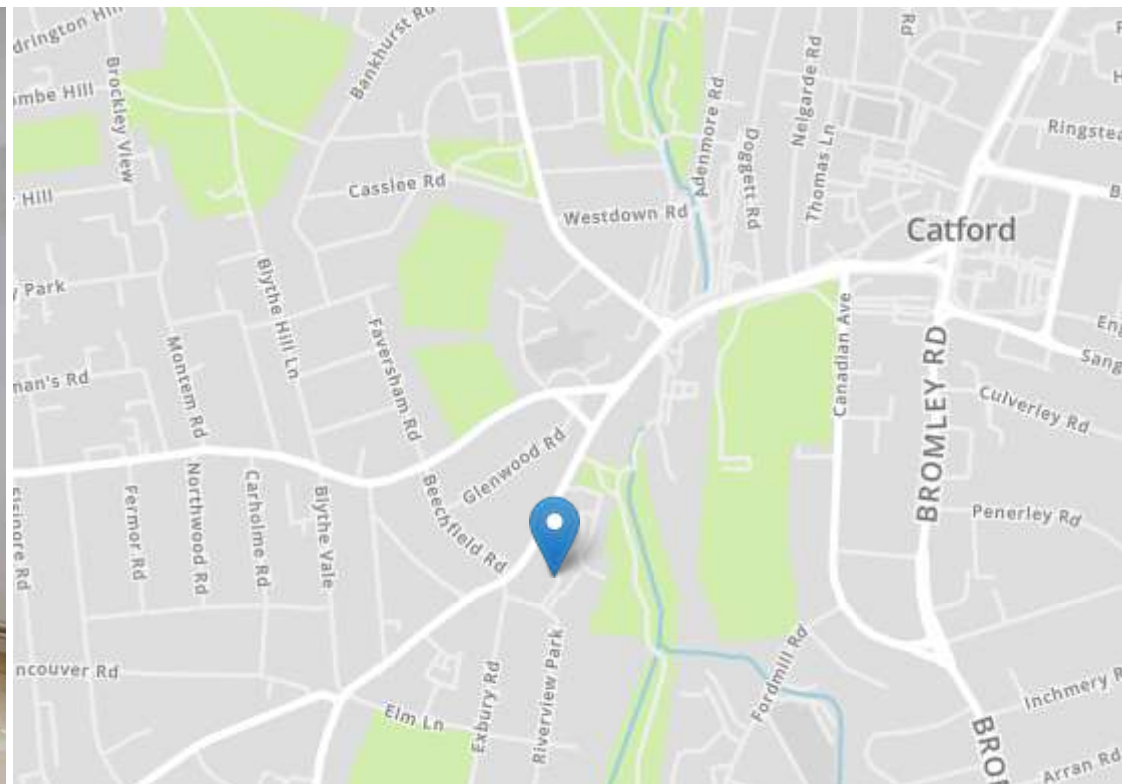
First Floor

Total Area: 78.1 m² ... 841 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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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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