



£2,250 pcm Freehold
3 bedroom semi-detached house

Firhill Road
Bellingham

Read all about it...

This bright and spacious three-bedroom semi-detached house, offered unfurnished and available mid-February, is perfectly positioned on Firhill Road, a quiet residential street offering both tranquillity and convenience. Ideally situated for excellent transport links from Bellingham and Catford Bridge Stations, as well as convenient local bus routes, this home provides easy access to a wide range of amenities. The area is home to a diverse selection of shops and supermarkets, including the popular Bell Green Retail Park, and offers plenty of exciting dining and entertainment options. Popular with families, the location is well-served by local nurseries and schools, while outdoor enthusiasts can enjoy nearby green spaces such as Beckenham Place Park and the scenic Water Link Way, perfect for walking and cycling adventures, just a short stroll away.

Set on a generous corner plot with the added benefit of off-street parking, the property offers plenty of space both inside and out. Upon entering, a welcoming hallway leads to a spacious double reception room, ideal for relaxing or entertaining, and the kitchen featuring sleek and modern units. Upstairs, the landing, complete with a handy storage cupboard, leads to three well-proportioned bedrooms and a stylish family bathroom.

The well-maintained south-east facing garden with side access features a wood-decked area perfect for alfresco dining, and a lawn that's ideal for play or gardening enthusiasts.

This property offers the perfect combination of space, style, and a prime location, making it an excellent choice for families or professionals alike.

Council Tax: Lewisham band C

**SEMI-DETACHED FAMILY HOME
SOUTH-EAST FACING GARDEN
UNFURNISHED**

**THREE BEDROOMS
OFF-STREET PARKING
AVAILABLE MID-FEBRUARY**



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

Double-glazed window, pendant ceiling light, wall radiator, wood flooring.

Reception Room

4.74m x 2.69m (15' 7" x 8' 10")

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

Dining Room

4.89m x 3.20m (16' 1" x 10' 6")

Double-glazed French doors, pendant ceiling light, fireplace, radiator, wood flooring.

Kitchen

3.35m x 3.29m (11' 0" x 10' 10")

Double-glazed windows and French doors to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated washing machine, oven, 5 ring gas hob, extractor hood, radiator, tile flooring.

FIRST FLOOR

Bedroom

5.07m x 2.64m (16' 8" x 8' 8")

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

Bedroom

4.29m x 3.15m (14' 1" x 10' 4")

Double-glazed window, pendant ceiling light, radiator, wood flooring.

Bedroom

3.49m x 3.14m (11' 5" x 10' 4")

Double-glazed window, pendant ceiling light, radiator, wood flooring.

Bathroom

2.62m x 1.47m (8' 7" x 4' 10")

Double-glazed windows, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Side access, wood decking, artificial lawn and shed to rear.



Ground Floor



First Floor

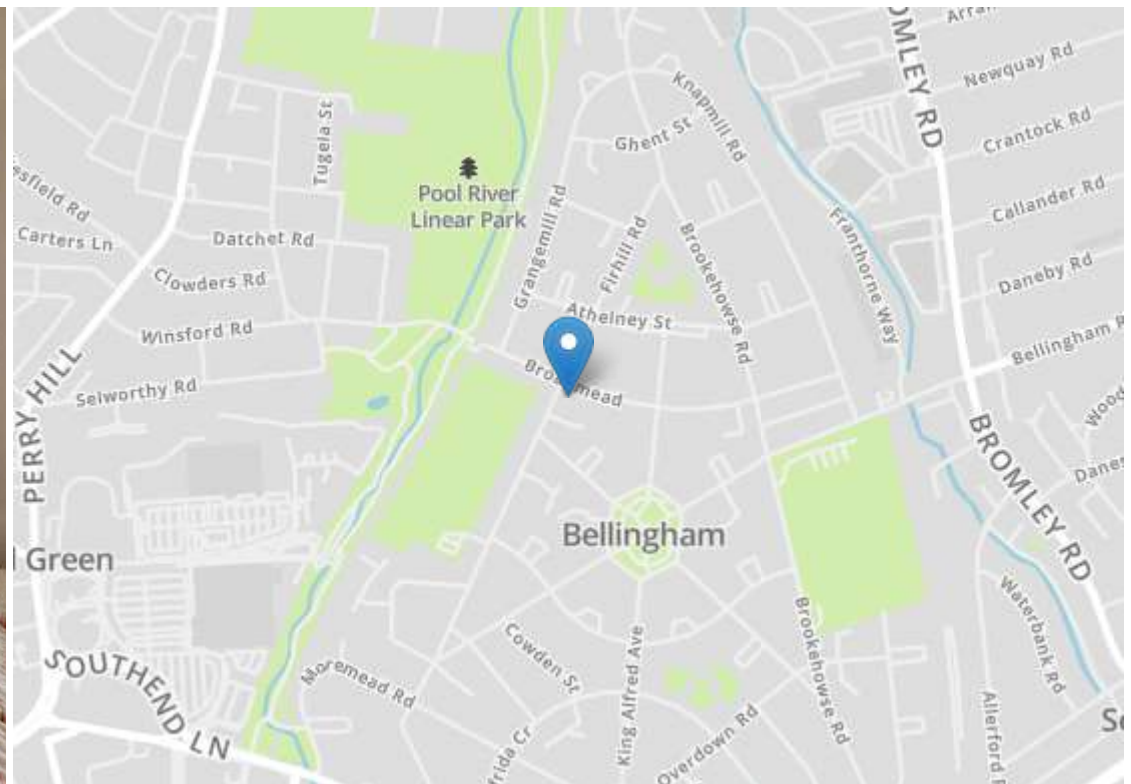
Total Area: 93.8 m² ... 1010 ft²

Drawn for Stanfords Sales & Lettings

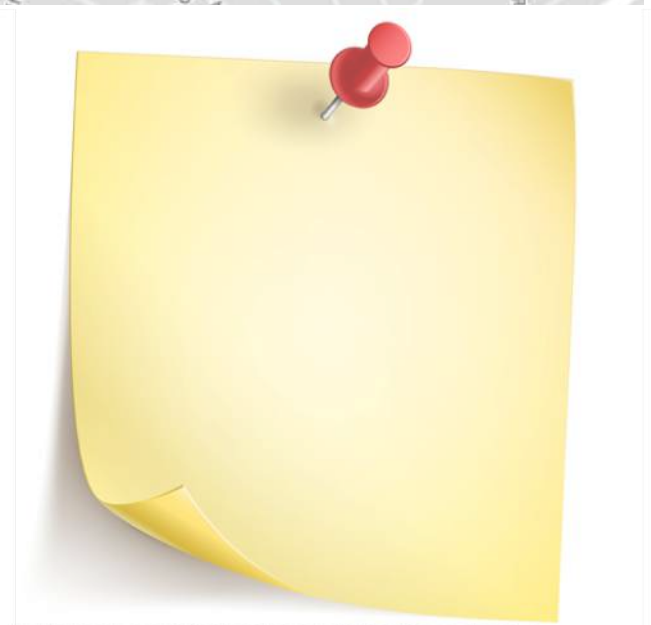
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 80 |
| (39-54) | E | 63 | |
| (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.