

# Stanfords

— sales & lettings —



**£450,000 Freehold**

2 bedroom end of terrace house

Vineyard Close

Catford

## Read all about it...

Set back from the road in Vineyard Close, a quiet cul-de-sac, this light and modern two-bedroom end-terrace house presents an exciting opportunity for buyers seeking a move-in-ready home in a fantastic location.

Well presented throughout, the ground floor features a welcoming entrance hall leading to a modern kitchen and a spacious lounge with ample dining space. The open-plan layout makes this an ideal space for both everyday living and entertaining, while dual-aspect windows flood the room with natural light. Sliding doors open onto a lovingly maintained garden—perfect for warm summer days and alfresco dining—benefiting from rear access, ideal for bike users. Upstairs, the property offers two generously sized double bedrooms, a family bathroom, and an additional versatile room, currently used as a walk-in closet but also ideal as a home office or extra storage space.

Ideally situated for excellent transport links and a vibrant community, the area offers a diverse selection of shops, supermarkets, and dining options, along with essential amenities such as 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-rated 'Outstanding' Rathfern Primary School. Green spaces are abundant, with Blythe Hill Fields and the scenic Waterlink Way walking and cycling route nearby. Transport connections are excellent, with Catford and Catford Bridge stations just 0.4 miles away, offering frequent rail and bus links to Central London and beyond.

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

**END OF TERRACE HOUSE**  
**QUIET CUL-DE-SAC**  
**OUTSTANDING SCHOOL CATCHMENT**

**TWO DOUBLE BEDROOMS**  
**WEST FACING GARDEN**  
**0.4MI TO TWIN CATFORD STATIONS**

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to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

4.51m x 1.77m (14' 10" x 5' 10")

Ceiling light, radiator, laminate wood flooring.

### Kitchen

4.51m x 1.76m (14' 10" x 5' 9")

Double-glazed window, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob, extractor hood and fridge/freezer, combi boiler, laminate wood flooring.

### Lounge/Dner

6.14m x 3.63m (20' 2" x 11' 11")

Double-glazed sliding doors to garden, ceiling lights, fireplace, radiator, storage cupboard, laminate wood flooring.

## FIRST FLOOR

### Bedroom

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

Double-glazed window, ceiling light, built-in storage cupboard, radiator, fitted carpet.

### Bedroom

3.63m x 3.56m (11' 11" x 11' 8")

Double-glazed windows, ceiling light, radiators, laminate wood flooring.

### Bathroom

1.97m x 1.75m (6' 6" x 5' 9")

Double-glazed window, skylight, ceiling light, bathtub with shower, pedestal washbasin, WC, heated towel rail, vinyl flooring.

### Cupboard

1.75m x 1.64m (5' 9" x 5' 5")

Ceiling light, laminate flooring.

## OUTSIDE

### Garden

Paved garden with rear access.



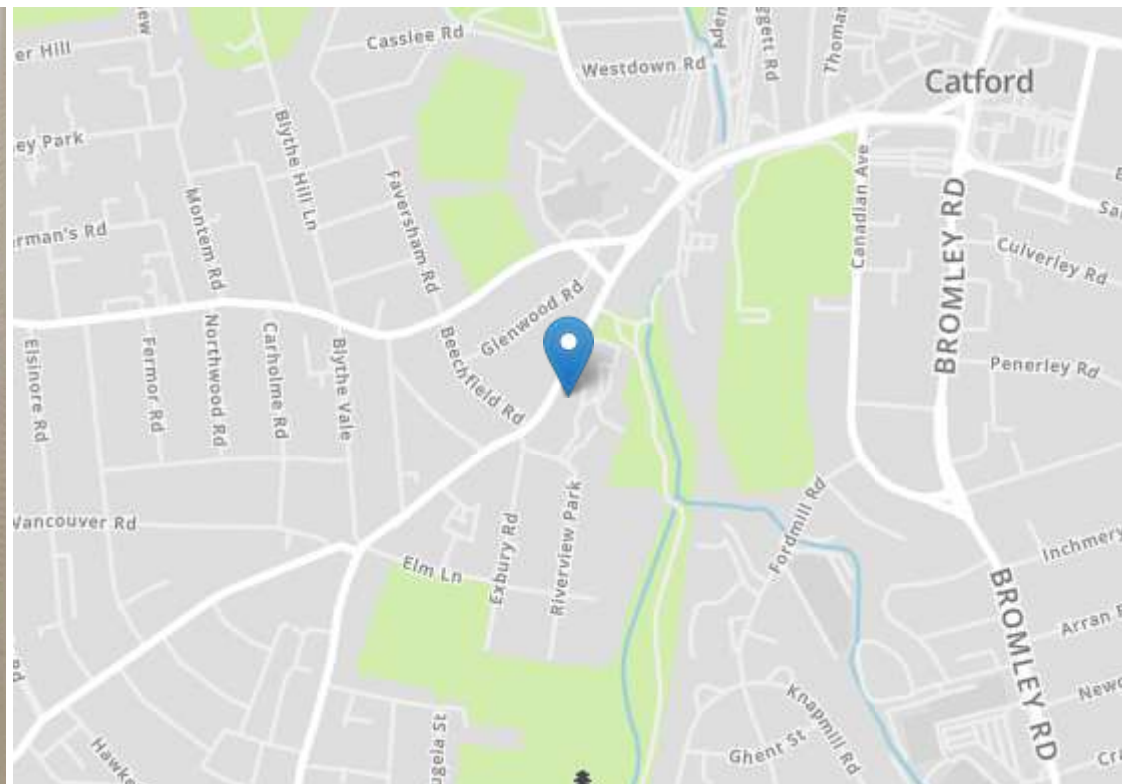
Total Area: 78.1 m<sup>2</sup> ... 841 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

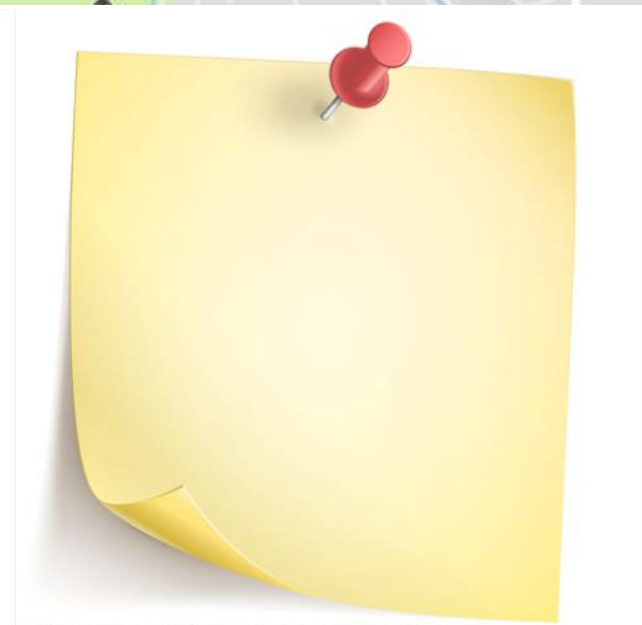
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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