

Stanfords  
— sales & lettings —



**Guide Price £700,000 Freehold**  
3 bedroom terraced house

Bowness Road  
Catford



## Read all about it...

A beautifully presented brick-fronted home, blending period charm with modern style, in a vibrant and well-connected location.

Nestled on Bowness Road, this immaculately presented terraced home is move-in ready and benefits from new UPVC sash windows throughout. Stepping inside, the entrance hall leads to an inviting double reception room, bathed in natural light from dual-aspect windows. A charming fireplace with a working wood-burning stove adds warmth and character, creating the perfect space to unwind. The stylish kitchen features sleek modern units, integrated appliances, and a delightful bay window—forming a cosy dining nook. French doors open onto a beautifully landscaped rear garden, offering a peaceful retreat for relaxation or entertaining.

Upstairs, three well-proportioned bedrooms provide comfortable living, with the principal bedroom boasting built-in wardrobes for ample storage. The contemporary bathroom is a sleek sanctuary, thoughtfully designed with a built-in utility cabinet housing the washing machine for added convenience.

Ideally located for the Twin Catford Stations and local bus routes, this home offers excellent transport links into Central London. The area is rich in amenities, with independent shops, supermarkets, and a fantastic selection of cafés and restaurants. Popular among young families, it is well-served by sought-after nurseries and schools, including Rushey Green Primary and St Dunstan's College, an independent school offering education from nursery through sixth form. Outdoor enthusiasts will appreciate the abundance of green spaces nearby, including the popular Mountsfield Park, just a short stroll away, and the scenic Waterlink Way, a favoured walking and cycling route.

A charming home offering space, style, and superb convenience—early viewing is highly recommended.

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

**THREE BED TERRACED HOUSE**  
**SPACIOUS KITCHEN/DINER**  
**BEAUTIFULLY LANDSCAPED GARDEN**

**LIGHT & MODERN INTERIORS**  
**MODERN BATHROOM**  
**0.6MI TO TWIN CATFORD STATIONS**



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to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, wood flooring.

### Reception Room

4.10m x 3.43m (13' 5" x 11' 3")

Double-glazed sash windows, pendant ceiling light, fireplace with wood burning stove, radiator, wood flooring.

### Dining Room

3.65m x 3.46m (12' 0" x 11' 4")

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

### Kitchen

6.76m x 2.80m (22' 2" x 9' 2")

Double-glazed windows, French doors to garden, inset ceiling spotlights, 2.0 bowl sink with mixer tap, integrated dishwasher, fridge/freezer, gas hob, oven and grill, Worcester Bosch boiler, radiator, wood flooring.

## FIRST FLOOR

### Landing

Pendant ceiling lights, radiator, wood flooring.

### Bedroom

5.23m x 3.49m (17' 2" x 11' 5")

Double-glazed sash windows, inset ceiling spotlights, built-in wardrobes, radiator, wood flooring.

### Bedroom

3.49m x 3.45m (11' 5" x 11' 4")

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

### Bedroom

2.79m x 2.50m (9' 2" x 8' 2")

Double-glazed windows, inset ceiling spotlights, radiator, wood flooring.

### Bathroom

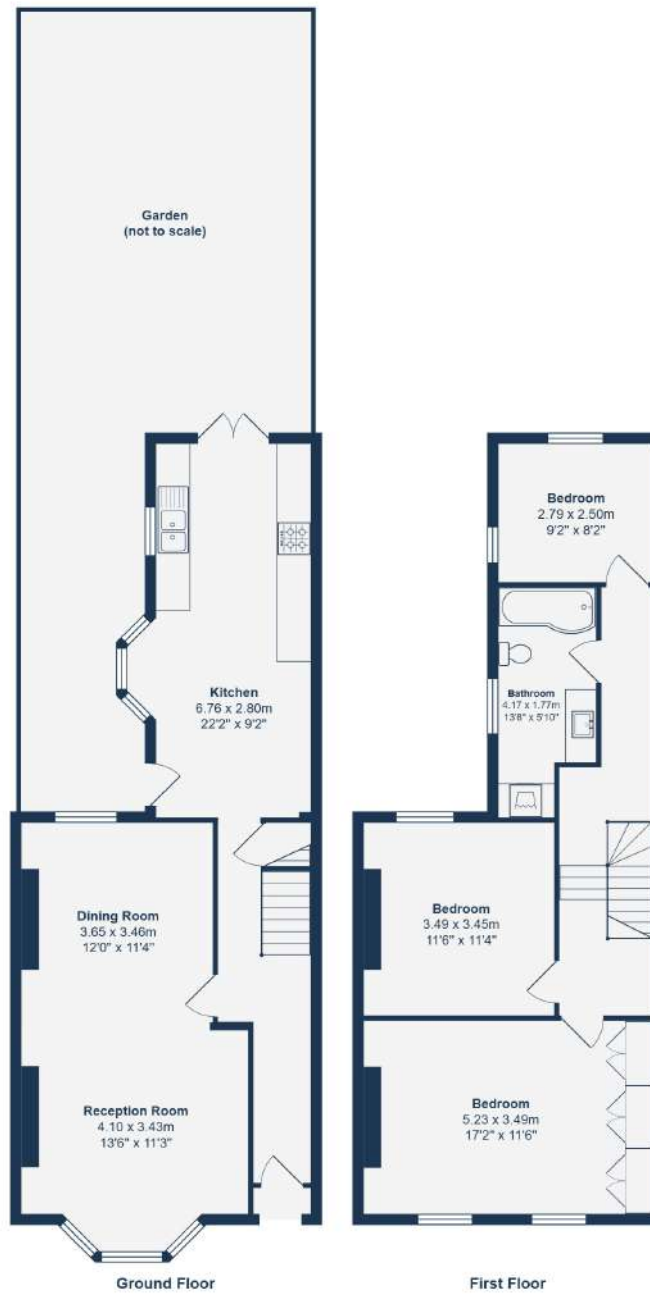
4.17m x 1.77m (13' 8" x 5' 10")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, plumbing for washing machine, heated towel rail, wood flooring.

## OUTSIDE

### Garden

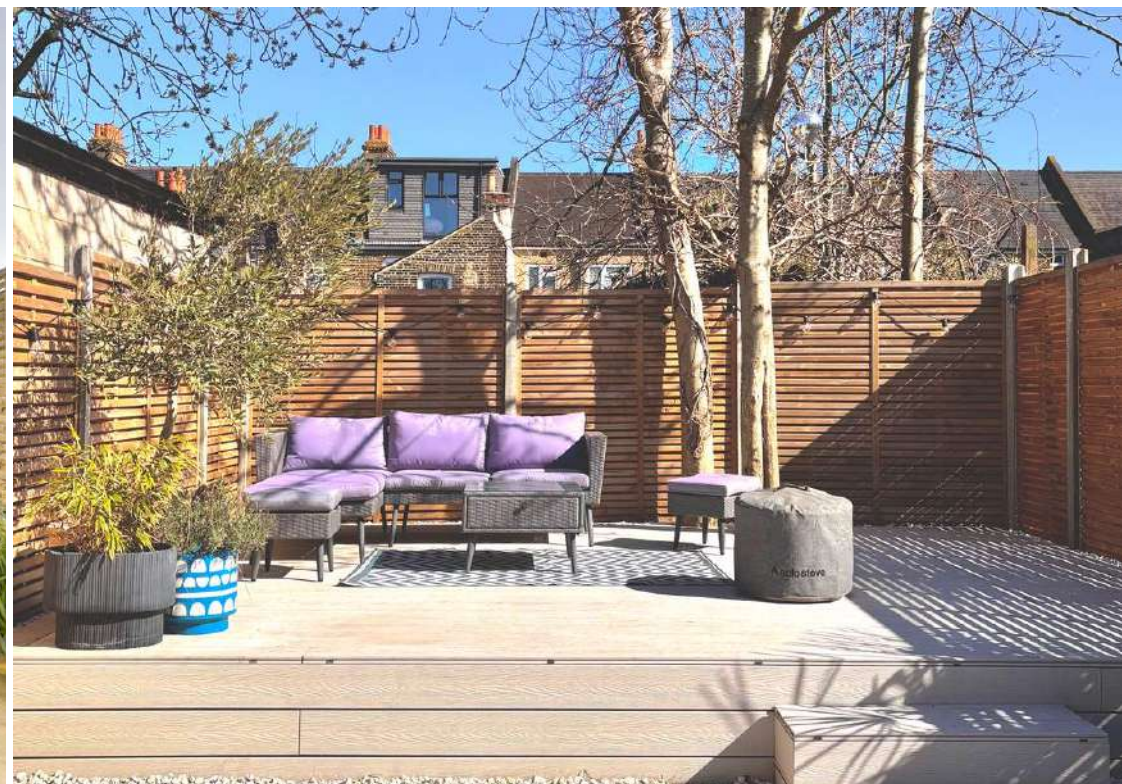
Paved patio leading to lawn with mature plant and tree borders, raised decking to rear.



Total Area: 114.4 m<sup>2</sup> ... 1231 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.

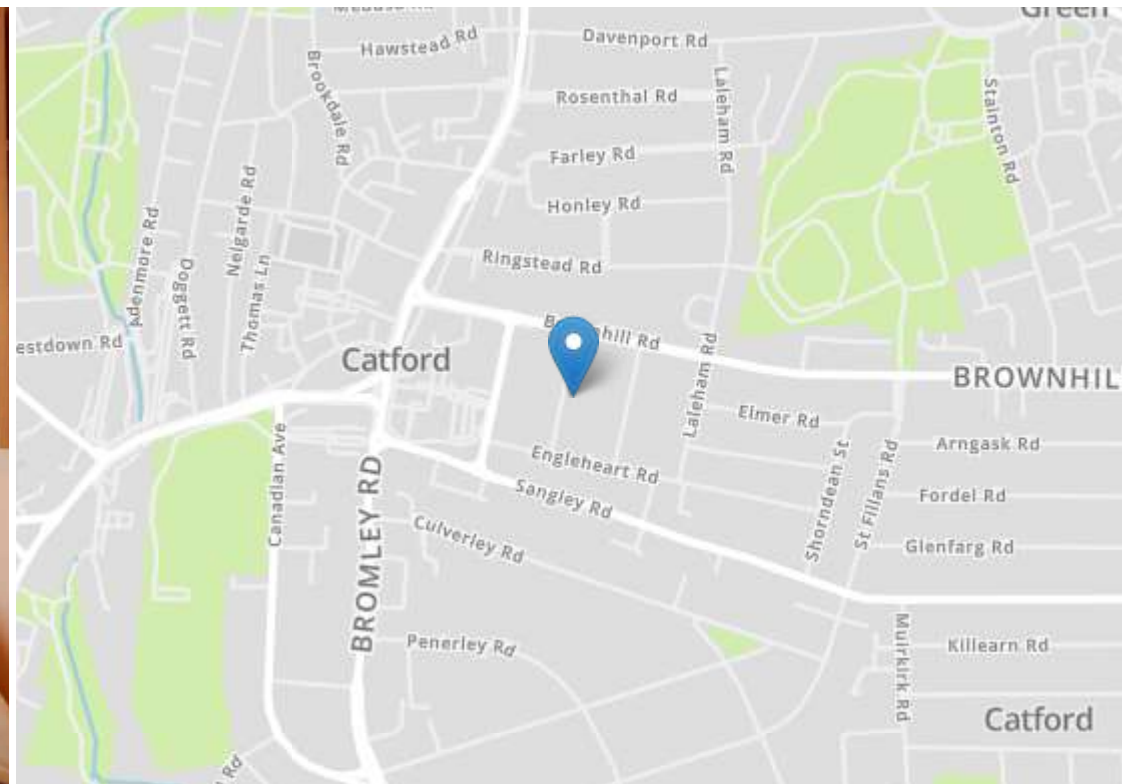












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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