

Stanfords
— sales & lettings —



Guide Price £600,000 Freehold
3 bedroom terraced house

Elmer Road
Catford

Read all about it...

A light and spacious three-bedroom terraced home, just moments from the beautiful open spaces of Mountsfield Park.

Stepping inside, the ground floor boasts a bright and airy double reception room, perfect for relaxing or entertaining. The spacious kitchen/breakfast room features modern units, ample counter space, and a charming bay window overlooking the south-facing garden. Upstairs, three generously sized bedrooms provide comfortable living, complemented by a family bathroom and access to the loft for additional storage.

Ideally located just 0.7 miles from the Twin Catford Stations, the home offers excellent transport links with quick and frequent services to Central London. The vibrant local area is rich in amenities, including independent shops, supermarkets, and a fantastic selection of dining options, while families will appreciate the highly regarded nurseries and schools nearby, such as Rushey Green Primary.

A fantastic opportunity to secure a spacious home in a well-connected and thriving community.

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



TERRACED FAMILY HOME
THREE DOUBLE BEDROOMS
0.2MI TO MOUNTSFIELD PARK

KITCHEN BREAKFAST ROOM
SOUTH FACING GARDEN
0.7MI TO TWIN CATFORD STATIONS

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

Pendant ceiling light, understairs storage cupboard, wood flooring.

Reception Room

3.78m x 3.50m (12' 5" x 11' 6")

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

Dining Room

3.50m x 3.24m (11' 6" x 10' 8")

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

Kitchen

4.92m x 3.12m (16' 2" x 10' 3")

Double-glazed windows, door to garden, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, radiator, vinyl flooring.

FIRST FLOOR

Landing

Pendant ceiling light, storage cupboard, wood flooring.

Bedroom

4.90m x 3.50m (16' 1" x 11' 6")

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

3.50m x 3.22m (11' 6" x 10' 7")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bedroom

3.12m x 3.03m (10' 3" x 9' 11")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

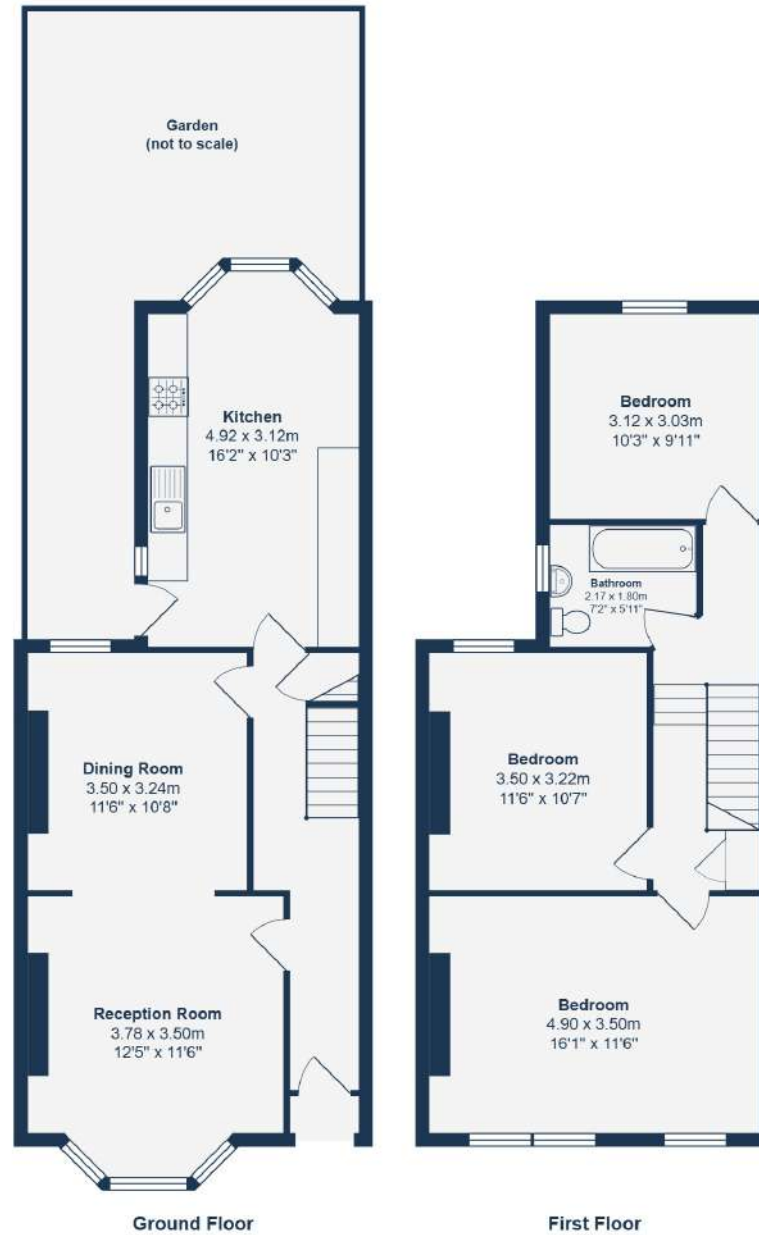
Bathroom

2.17m x 1.80m (7' 1" x 5' 11")

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

OUTSIDE

Garden



Total Area: 104.0 m² ... 1119 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		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(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.