

Stanfords
— sales & lettings —



Guide Price £800,000 Freehold
3 bedroom semi-detached house

Arran Road
Catford

Read all about it...

Ideally situated within the desirable Culverley Conservation Area, this beautifully presented three-bedroom semi-detached house is perfect for buyers seeking a move-in ready home.

Stepping inside, the handy porch—ideal for coats and shoes—opens into a welcoming entrance hall, where striking floor tiles create an instant sense of character. To the front, the bright and airy reception room is bathed in natural light from a large bay window and features a charming period fireplace. The separate dining room offers a cosy atmosphere, perfect for family meals or entertaining.

At the rear, the generously sized kitchen is fitted with sleek modern units, integrated appliances, and ample space for dining. French doors open directly onto the lovingly maintained garden—a fantastic spot for alfresco dining and soaking up the sun. The garden also benefits from a spacious rear garage, providing excellent storage and potential for use as a workshop, home office, or studio (STPP).

Upstairs, the first-floor landing leads to three generously sized bedrooms and a stylish, modern family bathroom. There is also access to the loft, offering ample storage space and exciting potential for future expansion (STPP).

Perfectly positioned for commuters, the property is within easy reach of both Catford and Bellingham stations, offering swift connections to Central London. The vibrant local area features an eclectic mix of independent shops, supermarkets, a 24-hour gym, and a variety of cafés and restaurants. Families will appreciate the proximity to well-regarded nurseries and schools, including Rushey Green Primary School and the prestigious St. Dunstan's College, which provides education from nursery through to sixth form.

Council Tax: Lewisham band E

**CULVERLEY CONSERVATION AREA
BEAUTIFULLY PRESENTED THROUGHOUT
SOUTH FACING GARDEN
0.6MI TO BELLINGHAM STATION**

**THREE DOUBLE BEDROOMS
PERIOD FEATURES
DETACHED GARAGE
0.9MI TO TWIN CATFORD STATIONS**



Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant light, radiator, tiled flooring, storage cupboard

Reception Room

16' 8" x 12' 4" (5.08m x 3.76m)

Pendant light, ceiling rose, front facing double glazed bay windows, radiator, fireplace, wood floorboards

Dining Room

11' 4" x 11' 3" (3.45m x 3.43m)

Pendant light, rear facing double glazed window, wood floorboards

Kitchen

15' 10" x 12' 10" (4.83m x 3.91m)

Pendant light, spotlights, radiator, matching wall and base units, ceramic sink with drain and single mixer tap, extractor hood, integrated fridge/freezer, tile flooring, under floor heating, French doors to garden

W/C

Ceiling light, side facing double glazed window, free standing wash basin, W/C, tile flooring

FIRST FLOOR

Landing

Pendant light, wood floorboards

Bedroom

18' 4" x 11' 9" (5.60m x 3.57m)

Pendant light, front facing double glazed bay windows, radiators, fireplace, wood floorboards

Bedroom

12' 3" x 11' 3" (3.74m x 3.44m)

Pendant light, rear facing double glazed window, radiator, wood floorboards

Bathroom

8' 3" x 7' 10" (2.51m x 2.39m)

Spotlights, side facing double glazed window, free standing wash basin, heated towel rail, panel enclosed bath/shower, W/C, tile flooring

Bedroom

12' 10" x 9' 3" (3.92m x 2.82m)

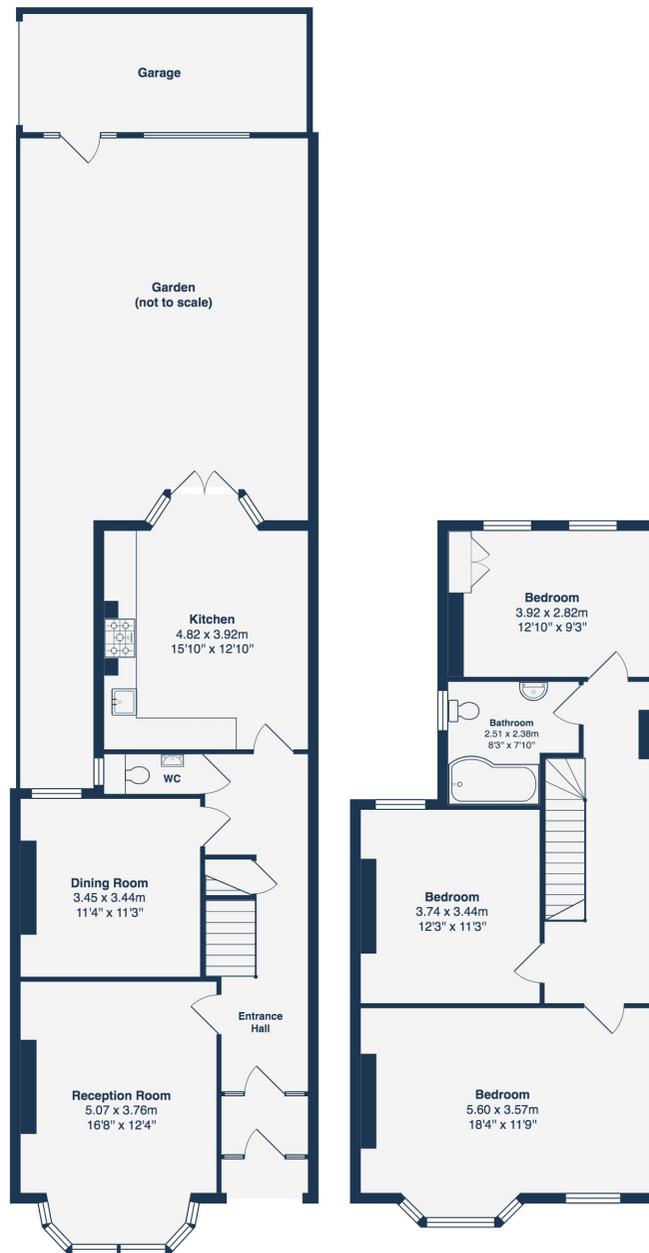
Pendant light, rear facing double glazed sash windows, radiator, fireplace, fitted wardrobe, wood floorboards

OUTSIDE

Garden

Paved area, laid lawn

Garage



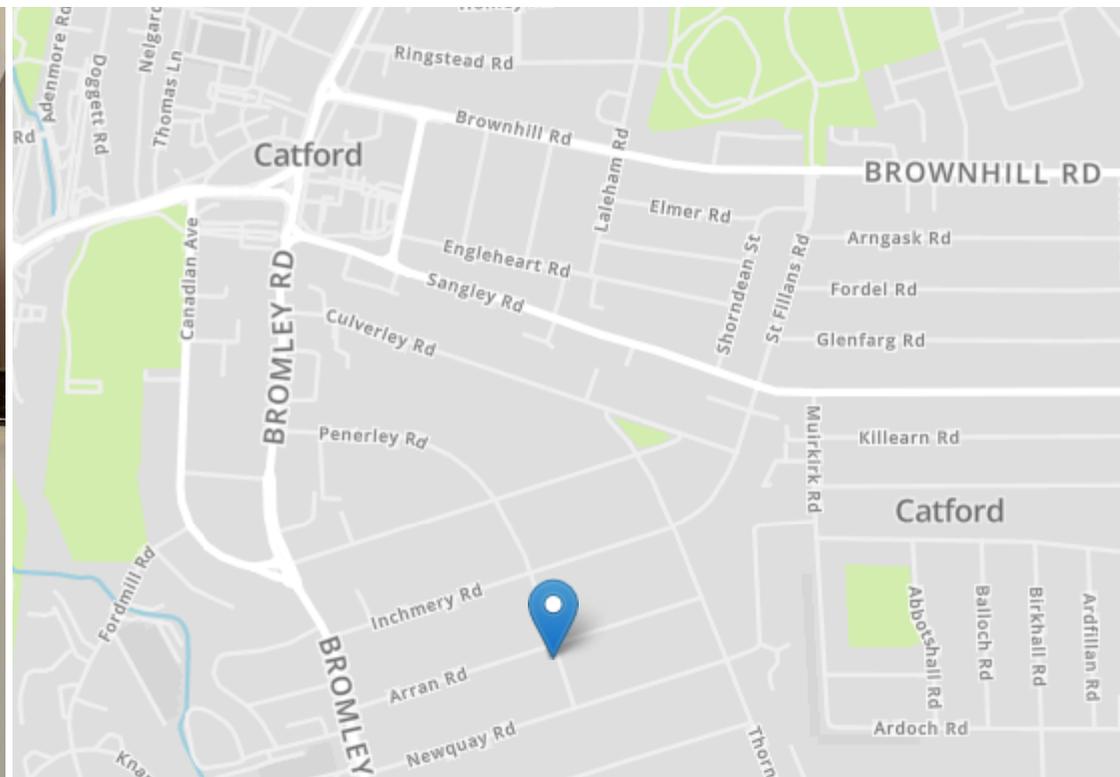
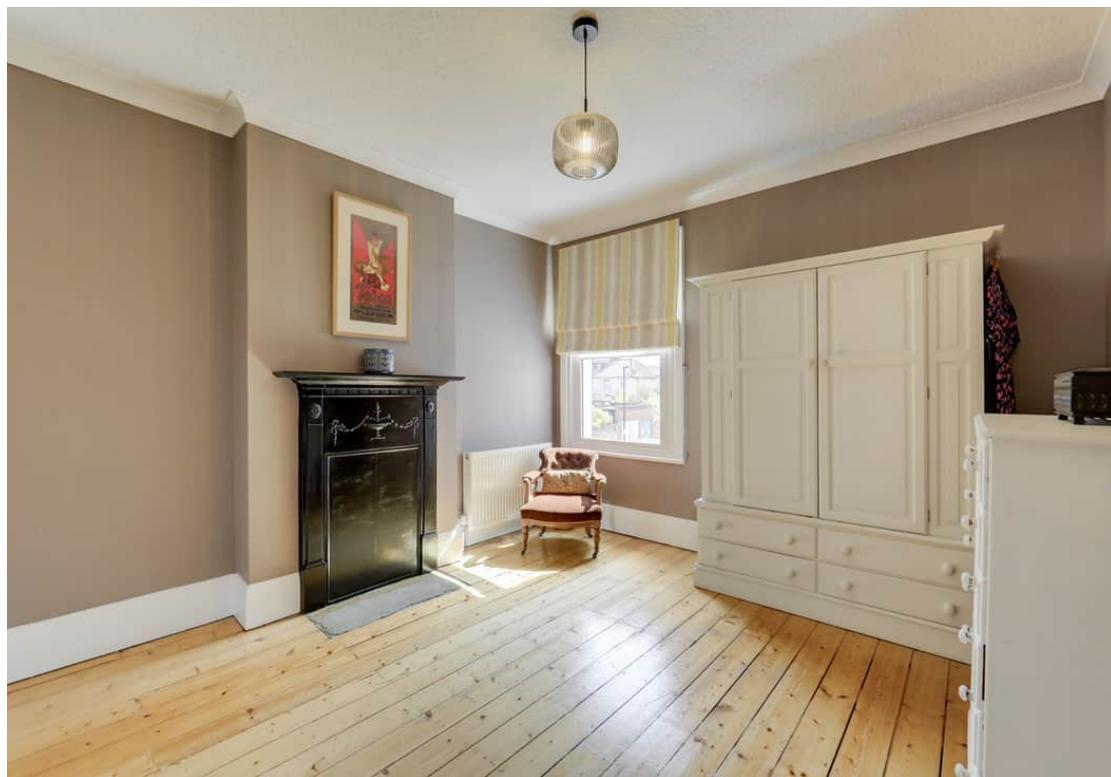
Ground Floor

First Floor

Total Area: 129.2 m² ... 1391 ft² (excluding garage)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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