

Stanfords  
— sales & lettings —



**£1,000,000 Freehold**  
4 bedroom semi-detached house

Davenport Road  
London



## Read all about it...

Situated on one of the area's most coveted roads, this beautifully renovated period home masterfully balances timeless architectural charm with refined contemporary living. From the moment you arrive, the property's handsome façade and original brickwork, sets a tone of quiet sophistication. Inside, bespoke interiors have been thoughtfully curated to enhance both comfort and aesthetic with light-flooded living spaces designed with effortless elegance in mind.

Stepping through the entrance hallway, you're welcomed by a warm reception room with a marble fireplace and a separate formal dining room, both with original flooring underfoot. The rear of the house opens dramatically into a sweeping open-plan kitchen/dining room, where large glass doors to the side and rear reveal the garden beyond. A bespoke kitchen anchors the space, complete with discreetly hidden integrated appliances as well as space for a range cooker and American style fridge/freezer. The property also benefits from a downstairs WC. Upstairs, there are 3 double bedrooms on the first floor, including the substantial principal suite, at nearly 18' wide, as well as a further 4th double bedroom on the second floor. The family bathroom is a generous size, offering space for both a bath and walk in shower.

Outside, a carefully landscaped, low-maintenance, rear garden unfolds with distinct zones for dining and lounging. Mature planting and paved seating areas, particularly the rear 'sun-trap' patio, make it an ideal secluded haven whilst also being perfect to house summer gatherings. There's also a handy garden shed perfect for storage.

The location is equally compelling. Almost equidistant, the house sits just a short stroll from 4 train stations, Ladywell, Hither Green and the Twin Catford Stations offering direct links into London. Equally, residents enjoy easy access to a curated mix of independent cafés and celebrated restaurants in the surrounding areas. Fantastic local schools are nearby, both state and independent, while expansive green spaces such as Mountsfield Park and Ladywell Fields offer a welcome escape from the city.

Elegant yet deeply liveable, this is a home where heritage and modernity are held in perfect balance—crafted for those who value both aesthetic beauty and everyday ease. A true rarity in a neighbourhood that remains perennially in demand.

### SEMI-DETACHED FAMILY HOME

### IMMACULATE CONDITION

**TOTAL AREA: 1,674SQFT.**

**0.8MI TO HITHER GREEN**

**STATION**

**AWAITING EPC**

### 4 DOUBLE BEDROOMS

### KITCHEN/DINING ROOM

**0.7MI TO TWIN CATFORD**

**STATIONS & LADYWELL STATION**

**MOUNTSFIELD PARK NEAR BY**



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## GROUND FLOOR

### Porch

#### Entrance Hall

Inset spotlights, radiators, original floorboards. Doors to:

#### Reception Room

14' 9" x 13' 1" (4.50m x 3.99m)

Ceiling rose, pendant ceiling light, coving, double glazed windows to front, fireplace with marble surround, radiator, original floorboards.

#### Reception Room

13' 4" x 11' 4" (4.06m x 3.45m)

Ceiling rose, pendant ceiling light, coving, double glazed French doors to garden, fireplace, radiator, original floorboards.

### WC

Pendant ceiling light, basin with vanity unit, WC, tiled flooring.

### Kitchen / Dining Room

25' 10" x 10' 2" (7.87m x 3.10m)

Inset spotlights, pendant ceiling lights, double glazed window to side, French doors to side, bi-fold doors to rear, modern fitted kitchen with matching wall and base units, quartz worktop, ceramic basin with mixer tap, integrated dishwasher and washing machine, space for range cooker and fridge/freezer, radiators, tiled flooring.

## SECOND FLOOR

### Landing

Inset spotlights, radiator, fitted carpet. Doors to:

#### Bedroom

17' 10" x 12' 9" (5.44m x 3.89m)

Pendant ceiling lights, double glazed windows to front, radiator, fitted carpet.

#### Bedroom

13' 4" x 11' 4" (4.06m x 3.45m)

Pendant ceiling light, double glazed window to rear, radiator, fitted carpet.

### Bathroom

9' 10" x 6' 2" (3.00m x 1.88m)

Inset spotlights, double glazed windows to side, freestanding shower, heated towel rail, pedestal basin, panel enclosed bath, WC, tiled flooring.

### Bedroom

11' 1" x 10' 3" (3.38m x 3.12m)

Pendant ceiling light, double glazed window to rear, radiator, fitted carpet.

## SECOND FLOOR

### Bedroom

14' 11" x 13' 5" (4.55m x 4.09m)

Track spotlights, double glazed window to side, radiator, laminate flooring.

## OUTSIDE

### Garden

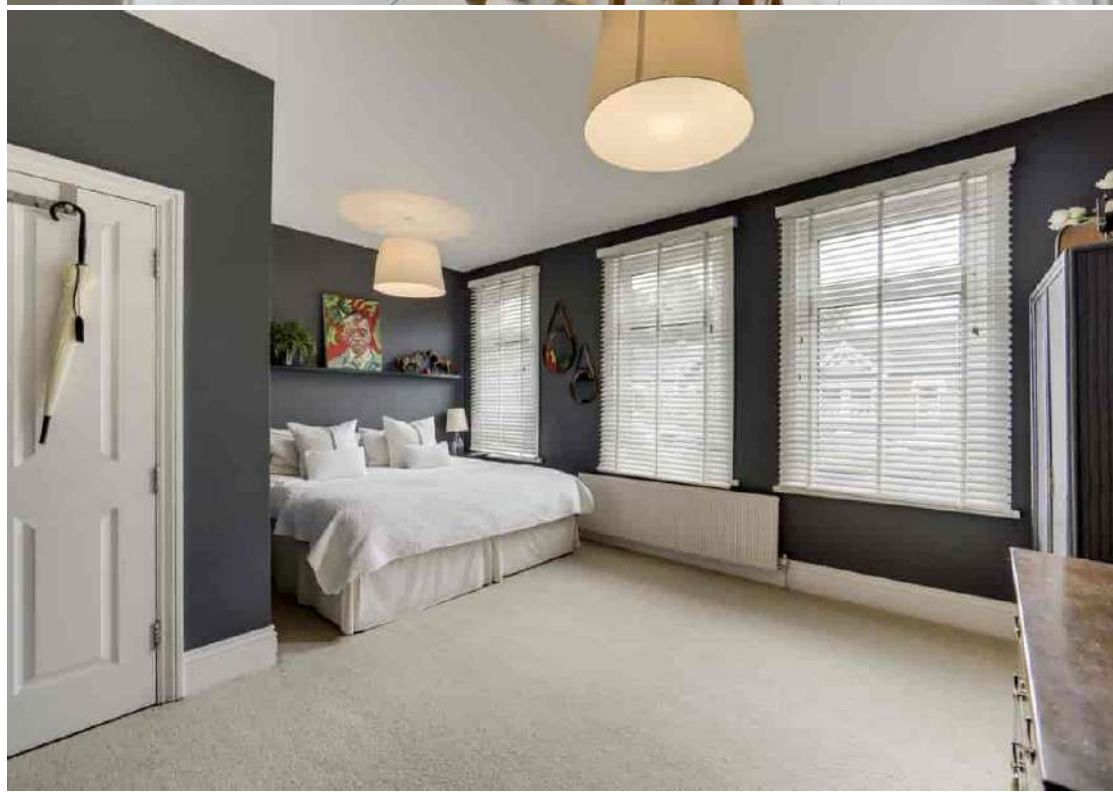
Paved patio leading to artificial grass with flower bed borders. Paved patio to rear with shed.



Total Area: 155.5 m<sup>2</sup> ... 1674 ft<sup>2</sup> (excluding eaves storage)

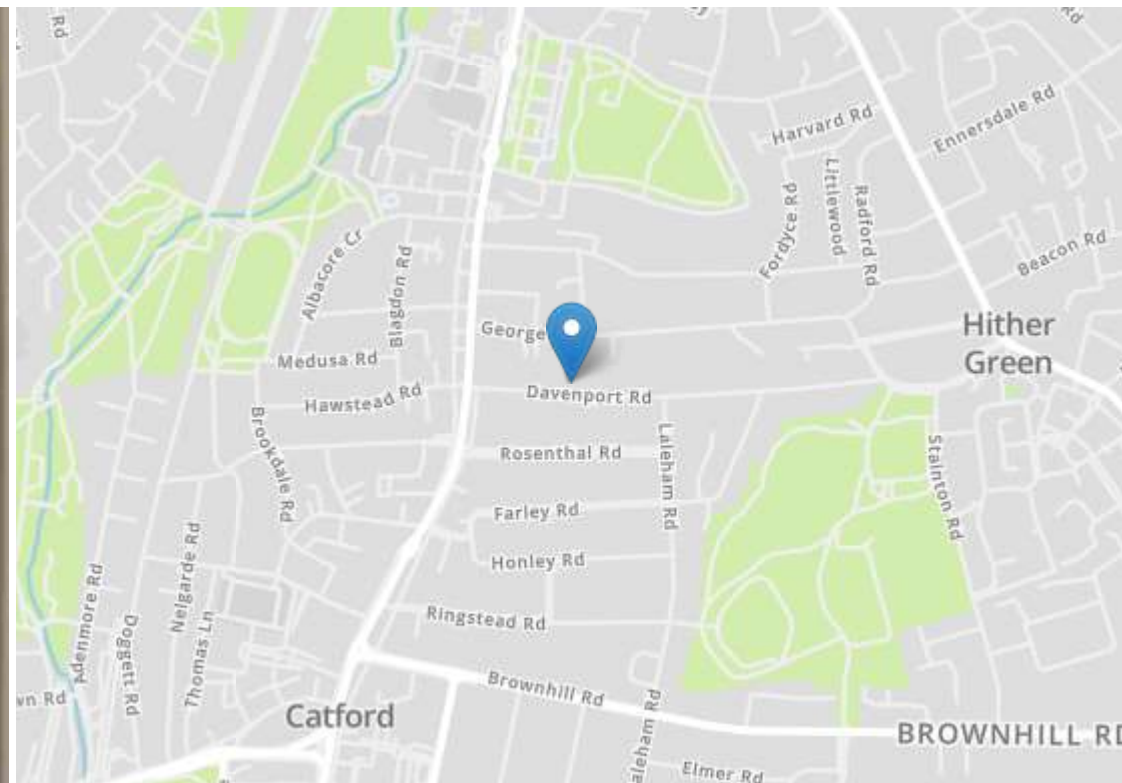
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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