



£2,250 pcm Freehold
3 bedroom terraced house

Elmer Road
Catford

Read all about it...

Light and spacious, this three-bedroom terraced house in Catford offers modern living, excellent transport links, and a vibrant local community.

The ground floor features a bright double reception room, a stylish kitchen, and a convenient utility/shower room. Upstairs, three generously sized double bedrooms are served by a modern family bathroom. The well-kept garden provides the perfect spot for relaxing or entertaining outdoors.

Just a short walk from Catford and Catford Bridge stations, the property enjoys fast, frequent services into Central London. The area is rich in amenities, from independent shops and supermarkets to cafés and restaurants. Families will appreciate the nearby nurseries and schools such as Rushey Green Primary, while Mountsfield Park offers beautiful green space just moments away.

**THREE DOUBLE BEDROOMS
SOUTH FACING GARDEN
CLOSE TO MOUNTSFIELD PARK**

**OFFERED UNFURNISHED
LIGHT & MODERN INTERIORS
0.7MI TO CATFORD TWIN 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

Reception Room

4.13m x 3.80m (13' 7" x 12' 6")

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

Dining Room

3.50m x 3.26m (11' 6" x 10' 8")

Door to garden, pendant ceiling light, radiator, wood flooring.

Kitchen

3.76m x 3.10m (12' 4" x 10' 2")

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, dishwasher, range cooker, extractor hood, fridge/freezer, tile flooring.

Shower Room

1.84m x 1.66m (6' 0" x 5' 5")

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, washing machine, heated towel rail, tile flooring.

FIRST FLOOR

Bedroom

4.95m x 3.50m (16' 3" x 11' 6")

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

Bedroom

3.50m x 3.26m (11' 6" x 10' 8")

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

Bathroom

2.19m x 1.79m (7' 2" x 5' 10")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

Bedroom

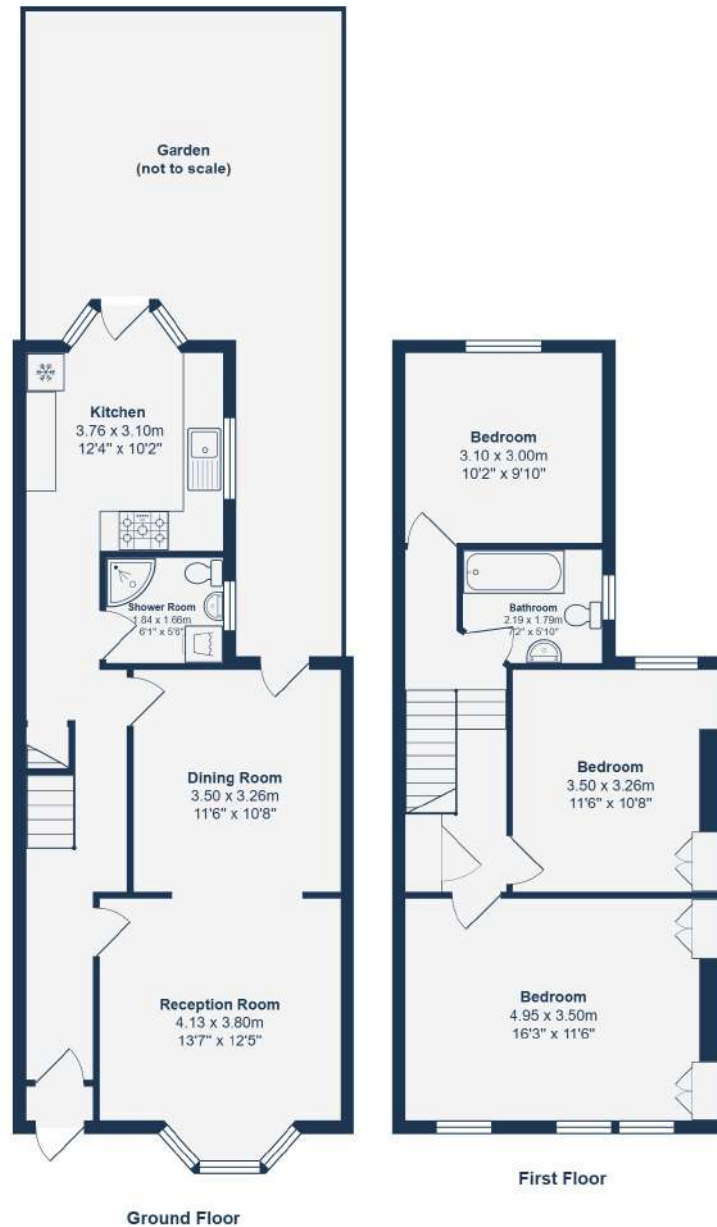
3.10m x 3.00m (10' 2" x 9' 10")

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

OUTSIDE

Garden

Paved patio leading to artificial lawn.



Total Area: 104.0 m² ... 1120 ft² (excluding garden)

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	78
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.