



42, Ringstead Road, Catford

Guide Price £900,000

STANFORDS



42, Ringstead Road

Catford

This beautiful brick-fronted semi-detached Victorian residence marries timeless architecture with refined modern living. From its graceful sash windows to the handcrafted joinery and modern kitchen, every detail has been thoughtfully curated to reflect both comfort and sophistication. The result is a home of quiet confidence – elegant, warm, and effortlessly liveable.

Upon entering, the grand hallway sets the tone with high ceilings and soft natural light that draws the eye toward the landscaped garden beyond. The spacious open plan reception rooms, offer plenty of period features including ornate ceiling roses and cornicing, while the minimalist kitchen and dining space add a contemporary feel with bespoke cabinetry, quartz worktops, and top-tier appliances. The upper floors reveal four serene bedrooms, each beautifully proportioned, with the principal suite a substantial 18' wide. There's also the luxury of a shower room on the first floor and bathroom on the second floor, ideal for a growing family, whilst the property also benefits from a downstairs WC. Storage can be found in the loft as well as the sizeable cellar.

The landscaped South-facing garden extends seamlessly from the kitchen through aluminium sliding doors, creating a natural flow between indoor and outdoor living with the patio inviting alfresco dining and late-summer entertaining. Mature planting ensures privacy and year-round interest, offering a sense of calm rare in such a central setting.

Positioned within one of the area's most admired enclaves, the home enjoys proximity to local schools, shops and expansive green spaces – perfect for morning runs or weekend picnics. Swift transport links place the City and West End within effortless reach, enhancing both convenience and lifestyle appeal.

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



GROUND FLOOR

Entrance Hall

Ornate coving, ceiling light, dado rail, radiator, original floorboards.

Reception Room

16' 4" x 14' 1" (4.98m x 4.29m)

Ornate ceiling rose, pendant ceiling light, ornate cornicing, picture rail, double-glazed sash windows with shutters to front, fireplace with marble surround and granite hearth, radiator, original floorboards.

Dining Room

13' 3" x 12' 2" (4.04m x 3.71m)

Ornate ceiling rose, pendant ceiling light, ornate cornicing, picture rail, double glazed French doors to rear, double glazed window with shutter to side, log burning stove with granite hearth, radiator, original floorboards.

WC

Kitchen

16' 4" x 11' 2" (4.98m x 3.40m)

Inset spotlights, double-glazed windows to side, double-glazed sliding doors to garden, fitted kitchen with matching wall and base units, quartz worktop, under mount stainless steel sink with mixer tap, gas hob, integrated appliances (NEFF double oven, fridge/freezer and dishwasher), vertical radiator, tiled flooring.

FIRST FLOOR

Landing

Bedroom

13' 5" x 13' 3" (4.09m x 4.04m)

Pendant ceiling lights, coving, picture rail, double glazed sash windows with fitted shutters to front, fireplace with marble surround and granite hearth, radiators, original floorboards.

Bedroom





FIRST FLOOR

Landing

Bedroom

13' 5" x 13' 3" (4.09m x 4.04m)

Pendant ceiling lights, coving, picture rail, double glazed sash windows with fitted shutters to front, fireplace with marble surround and granite hearth, radiators, original floorboards.

Bedroom

13' 3" x 12' 1" (4.04m x 3.68m)

Pendant ceiling light, double glazed sash window to rear, fitted wardrobes, radiator, original floorboards.

Shower Room

8' 9" x 6' 5" (2.67m x 1.96m)

Spot light, double glazed sash window to side, wall light, walk-in shower with glass screen, basin with vanity unit, led splashback, WC, heated towel rail, tiled flooring.

Bedroom

15' 0" x 11' 2" (4.57m x 3.40m)

Pendant ceiling light, picture rail, double glazed sash window to rear, fitted wardrobes, radiator, original floorboards.

SECOND FLOOR

Bedroom

15' 2" x 10' 9" (4.62m x 3.28m)

Ceiling lights, sash windows, double glazed sash windows to rear and side, fitted wardrobes, vertical radiator, fitted carpet.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Skylight, ceiling light, tiled enclosed bath with shower handset, wall-hung basin with vanity unit, WC with hidden cistern, led splashback, heated towel rail, tiled flooring.

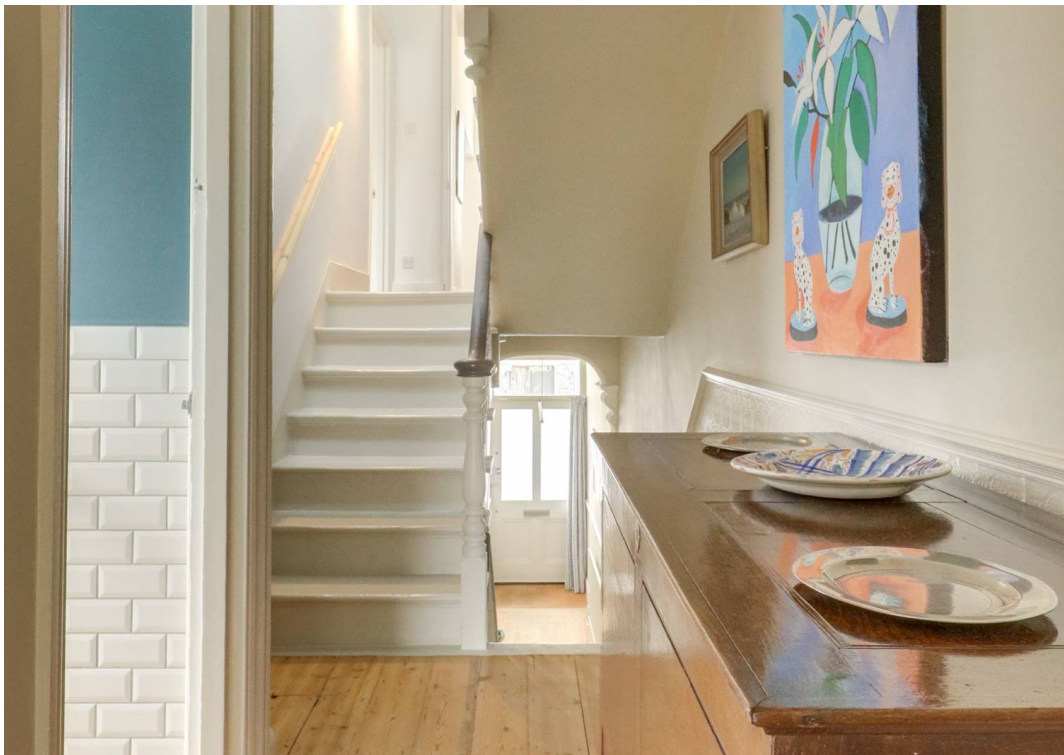
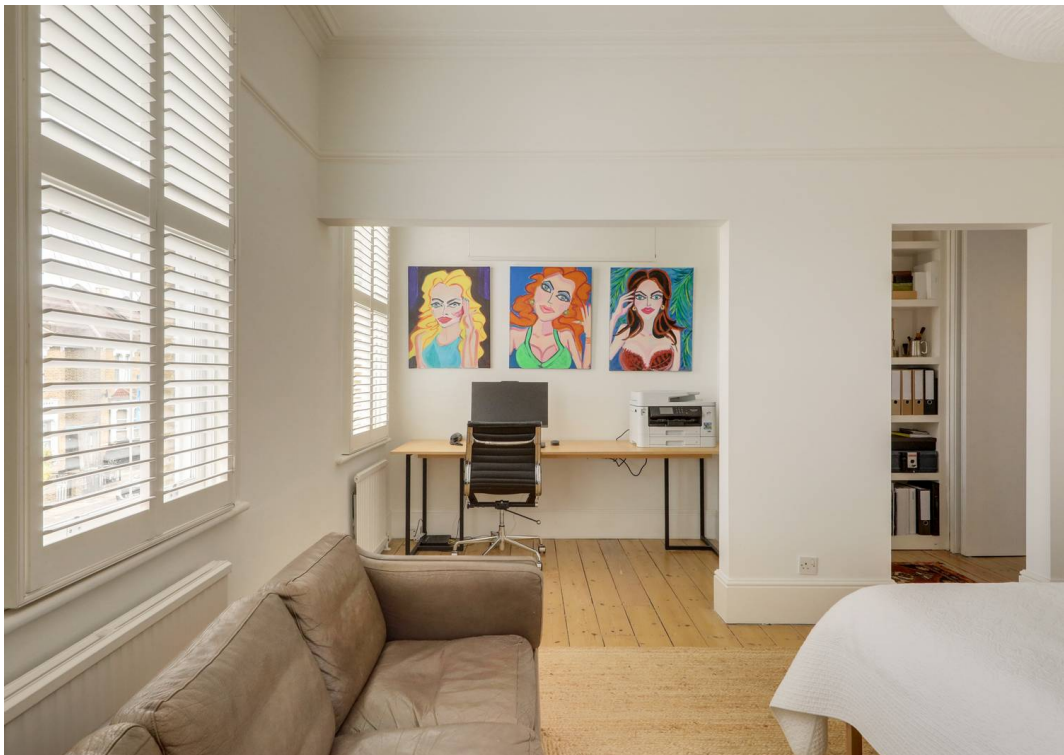
CELLAR





Total Area: 161.8 m² ... 1742 ft² (excluding cellar)

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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