



STANFORDS

Thornsbeach Road, Catford

Guide Price £1,100,000-£1,200,000



## Thornsbeach Road

Catford

**\*\*GUIDE PRICE: £1,100,000 - £1,200,000\*\***

Situated on Thornsbeach Road, a highly regarded street within the Culverley Conservation Area, this four-bedroom semi-detached family home offers generous living space, character features, and a private driveway.

A spacious entrance hall leads to an expansive double reception room with bay windows, two feature fireplaces, and French doors opening into a sleek, modern kitchen with ample storage. To the rear is a second reception room with direct access to the beautifully maintained south-east facing garden, ideal for outdoor dining, relaxation, gardening, and play. The ground floor also benefits from a utility room and WC.

Upstairs, the principal bedroom features bay windows, built-in wardrobes, and an en-suite bathroom with walk-in shower and separate bath. There are three further bedrooms, two generous doubles with built-in storage, and a family bathroom.

From the first-floor landing, stairs lead to the second floor, which currently provides substantial loft storage. Subject to the necessary planning permissions, this space offers excellent potential to be extended and transformed into additional living accommodation.

The location is ideal for commuters and families alike, with Catford and Catford Bridge stations providing excellent transport links into central London. The vibrant local area boasts a wide range of shops, supermarkets, cafés, and restaurants, while families will appreciate the selection of highly regarded schools nearby, including Torridon Primary, Sandhurst Primary, Rushey Green Primary, and St Dunstan's College, offering independent education from nursery through to sixth form.

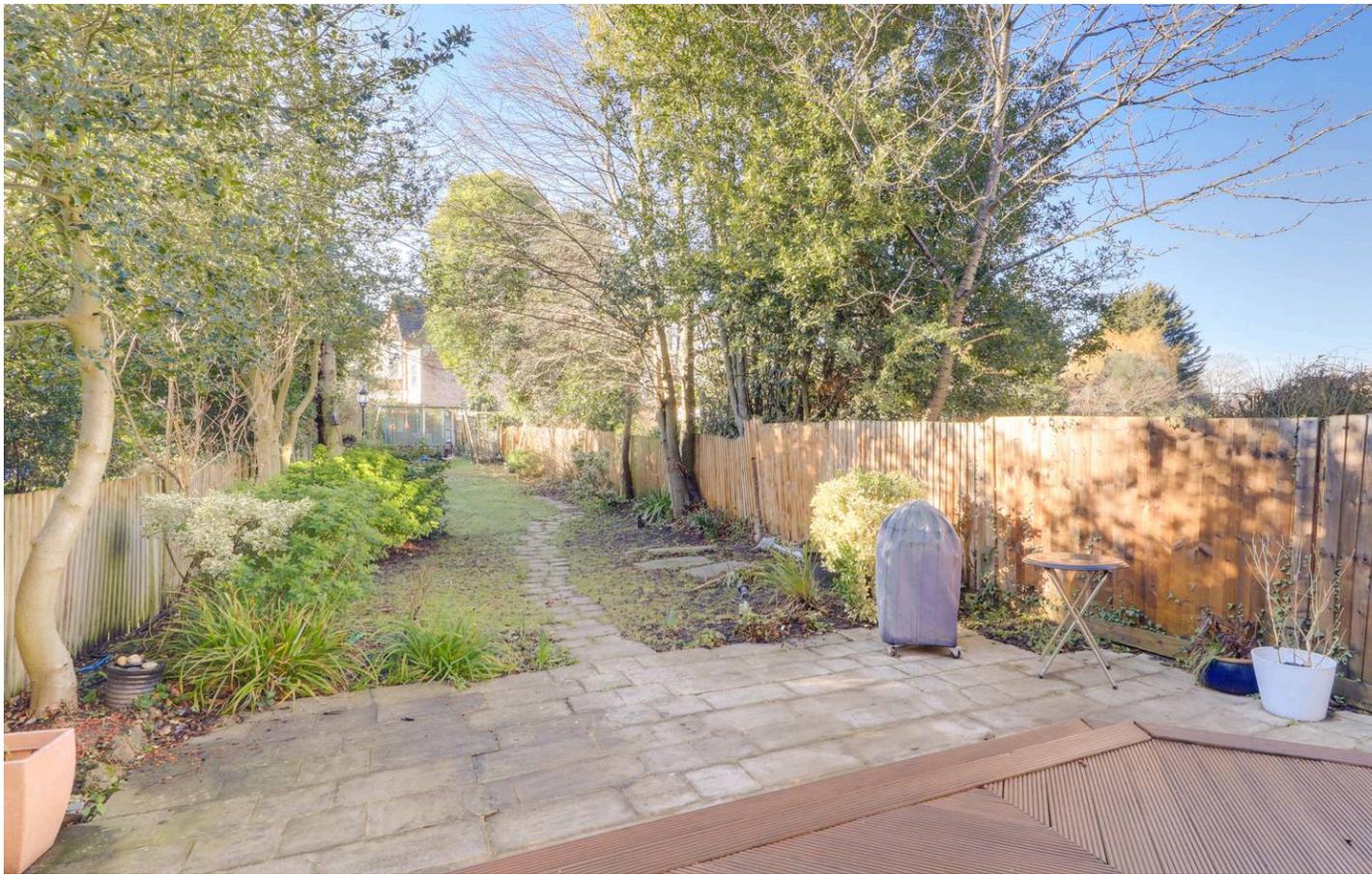
A superb family home combining space, character, potential, and a prime Culverley setting.

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

Council Tax band: F

Tenure: Freehold





## GROUND FLOOR

### Entrance Hall

Inset ceiling spotlights, radiators, tile flooring.

### Reception Room

17' 10" x 16' 10" (5.43m x 5.12m)

Double-glazed bay windows, inset ceiling spotlights, chandelier ceiling light, fireplace, radiator, wood flooring.

### Dining Room

12' 10" x 11' 9" (3.90m x 3.58m)

Inset ceiling spotlights, chandelier ceiling light, fireplace, radiator, wood flooring.

### Kitchen

17' 11" x 13' 7" (5.45m x 4.15m)

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

### Reception Room

17' 11" x 13' 7" (5.45m x 4.15m)

Double-glazed windows and doors to garden, inset ceiling spotlights, pendant ceiling light, radiators, wood flooring.

### Utility

8' 7" x 5' 6" (2.62m x 1.68m)

Double-glazed windows, inset ceiling spotlights, fitted units, sink with mixer tap, plumbing for washing machine, cupboard housing boiler, radiator, tile flooring.

### WC

Washbasin, WC, radiator, tile flooring.



## FIRST FLOOR

### Bedroom

17' 10" x 15' 0" (5.43m x 4.57m)

Double-glazed bay windows, inset ceiling spotlights, pendant ceiling light, built-in wardrobes, radiator, wood flooring.

### Bathroom

12' 1" x 7' 3" (3.68m x 2.20m)

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

### Bedroom

14' 11" x 11' 9" (4.55m x 3.58m)

Double-glazed window, inset ceiling spotlights, built-in wardrobes, radiator, wood flooring.

### Bathroom

8' 11" x 8' 4" (2.71m x 2.55m)

Double-glazed windows, ceiling light, bathtub with shower, twin washbasins, WC, radiator, tile flooring.

### Bedroom

10' 3" x 7' 3" (3.13m x 2.20m)

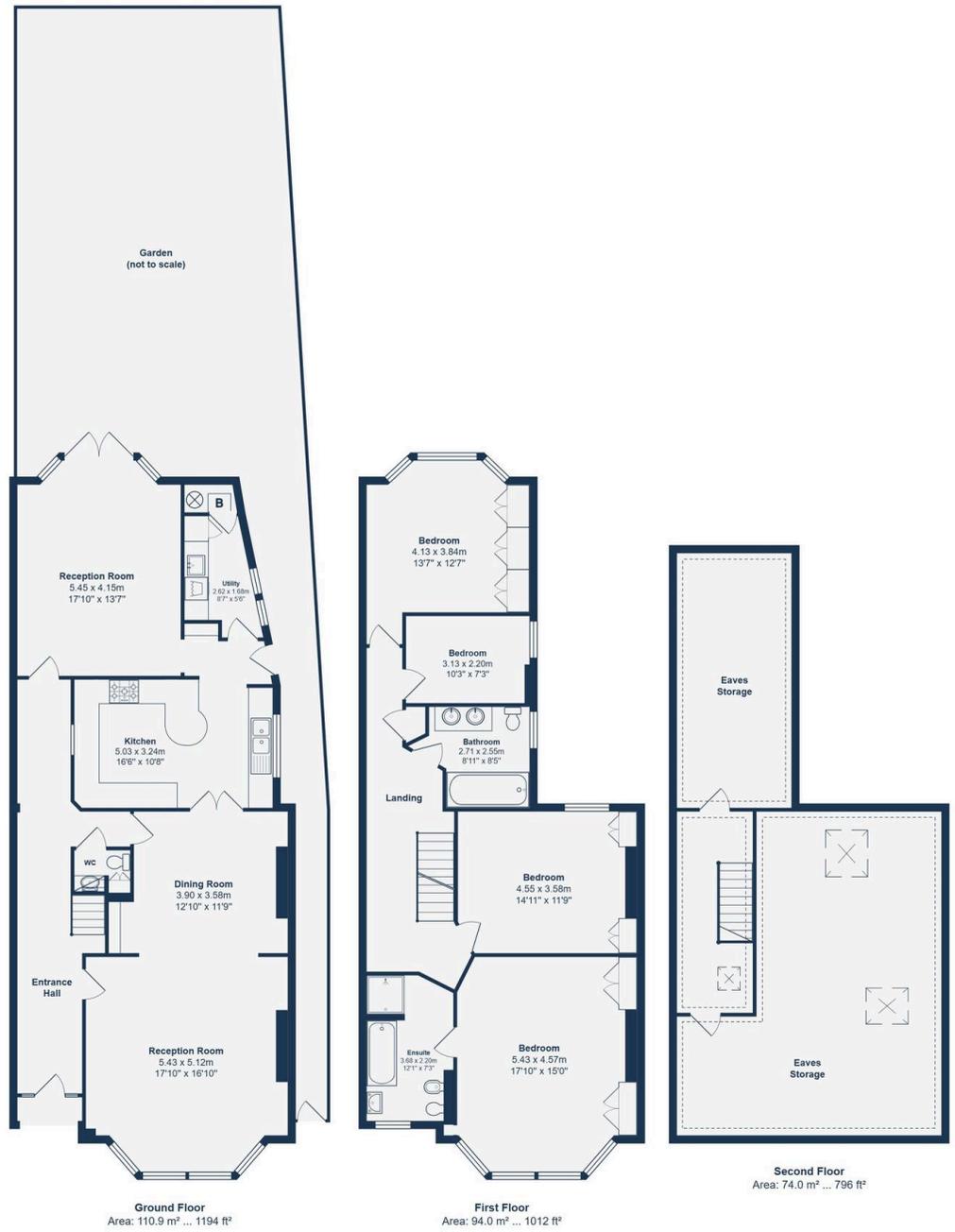
Double-glazed window, inset ceiling spotlights, radiator, wood flooring.

### Bedroom

13' 7" x 12' 7" (4.13m x 3.84m)

Double-glazed windows, inset ceiling spotlights, chandelier ceiling light, built-in wardrobes, radiator, fitted carpet.





Garden  
(not to scale)

Reception Room  
5.45 x 4.15m  
17'10" x 13'7"

Utility  
2.02 x 1.68m  
6'7" x 5'6"

Kitchen  
5.03 x 3.24m  
16'6" x 10'8"

WC

Dining Room  
3.90 x 3.58m  
12'10" x 11'9"

Entrance Hall

Reception Room  
5.43 x 5.12m  
17'10" x 16'10"

Bedroom  
4.13 x 3.84m  
13'7" x 12'7"

Bedroom  
3.13 x 2.20m  
10'3" x 7'3"

Bathroom  
2.71 x 2.55m  
8'11" x 8'5"

Landing

Bedroom  
4.55 x 3.58m  
14'11" x 11'9"

Ensuite  
3.68 x 2.20m  
12'1" x 7'3"

Bedroom  
5.43 x 4.57m  
17'10" x 15'0"

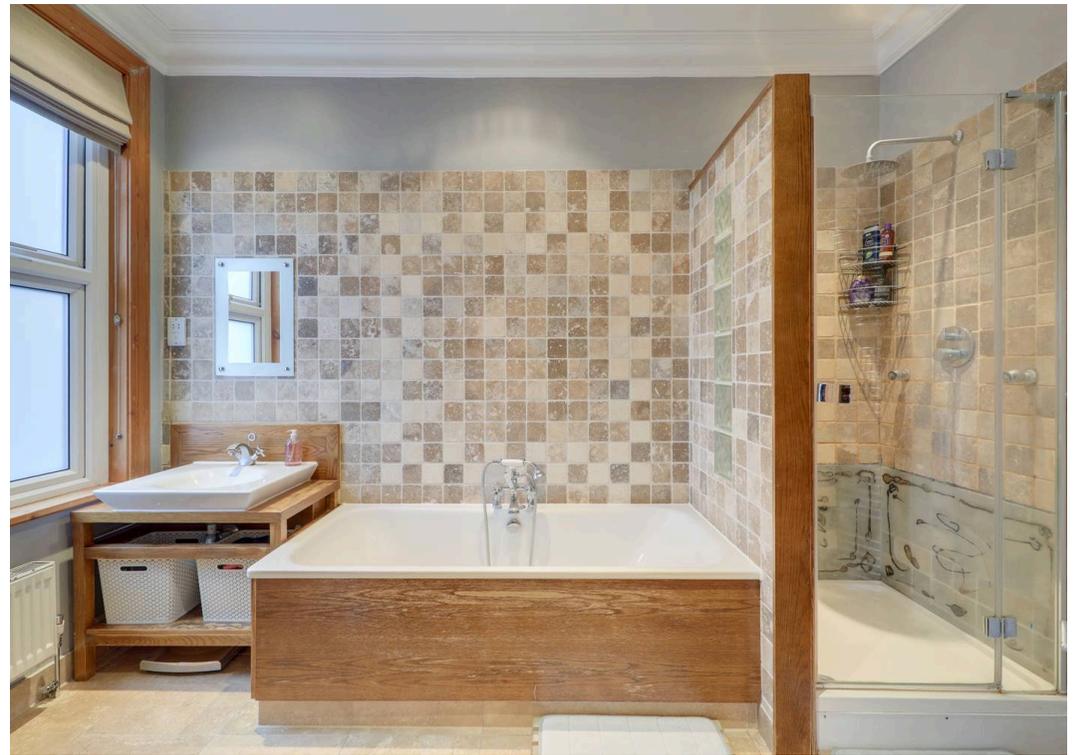
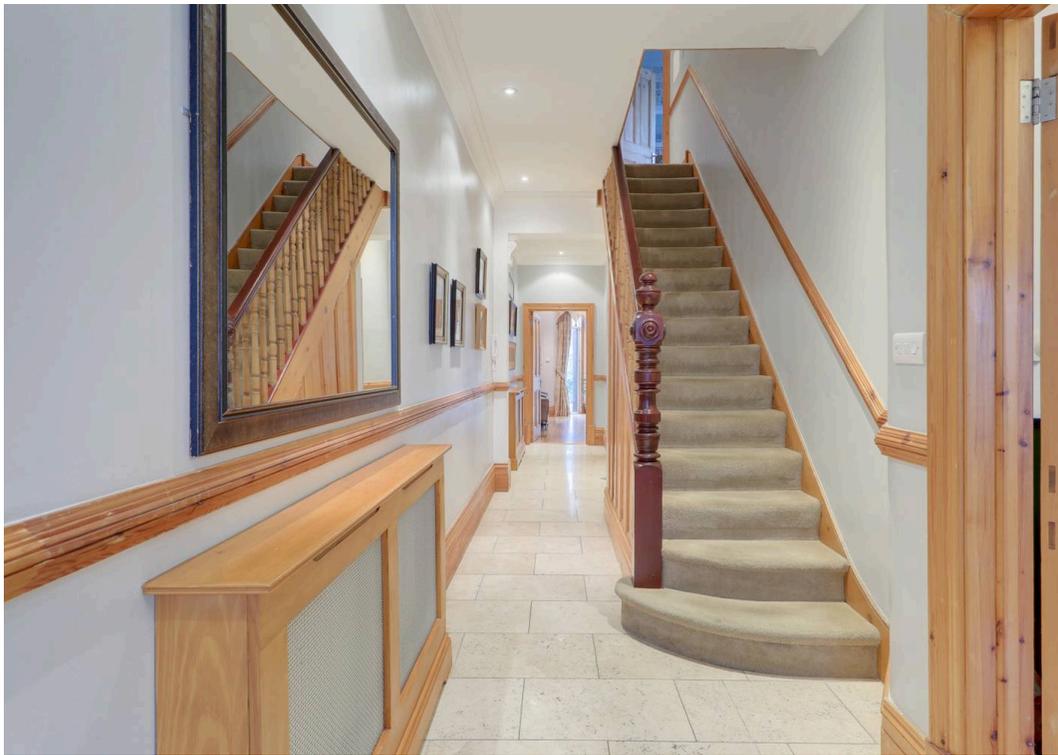
Eaves Storage

Eaves Storage

Second Floor  
Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>

Total Area: 205.0 m<sup>2</sup> ... 2206 ft<sup>2</sup> (excluding Second Floor)

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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