



STANFORDS

Engleheart Road, Catford
£600,000



Engleheart Road

Catford, London

A light and spacious three-bedroom terraced house in Catford, ideally located for excellent transport links and a vibrant local community.

On the ground floor, the home features a bright double reception room, with French doors allowing the space to be separated or opened up depending on your needs. To the rear, the generous kitchen offers ample room for dining and entertaining, with bi-folding doors leading to a well-maintained patio and garden—perfect for relaxing in the sun.

Upstairs, you'll find a large family bathroom and three bedrooms: a spacious principal with bespoke fitted wardrobes, a second good-sized double currently used as a nursery, and a rear bedroom—now a home office. There's also the possibility to extend (subject to planning).

Well positioned for Catford and Catford Bridge stations, the home enjoys fast and frequent services into Central London. The area boasts a wide range of amenities, including independent shops, supermarkets, cafés, and restaurants. Families will appreciate the nearby nurseries and schools such as Rushey Green Primary, and Mountsfield Park is just a short stroll away, offering open green space for recreation.

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

- Three Bedroom Terraced House
- Light & Modern Interiors
- Double Reception Room
- Spacious Kitchen/Dining Room
- Total Area: 1,113sqft.
- 0.5mi to Twin Catford Stations
- Mountsfield Park nearby



GROUND FLOOR

Reception Room

11' 11" x 11' 7" (3.63m x 3.53m)

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

Reception Room

11' 7" x 10' 2" (3.53m x 3.09m)

Double-glazed door to garden, pendant ceiling light, radiator, wood flooring.

Kitchen/Dining Room

18' 2" x 8' 9" (5.54m x 2.66m)

Double-glazed windows and doors to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, plumbing for washing machine, range cooker, extractor hood, wall radiator, tiled flooring.

WC

FIRST FLOOR

Bedroom

15' 3" x 11' 7" (4.65m x 3.53m)

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

Bedroom

11' 7" x 9' 11" (3.53m x 3.03m)

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

Bathroom

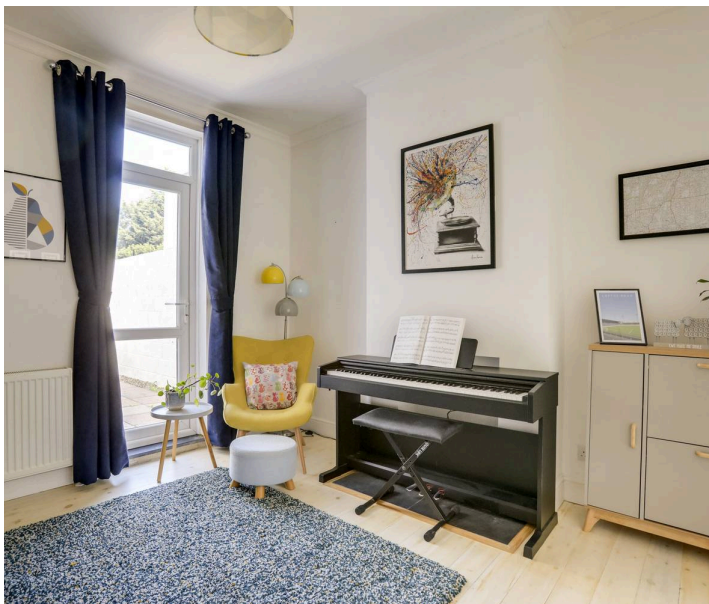
9' 3" x 8' 9" (2.81m x 2.67m)

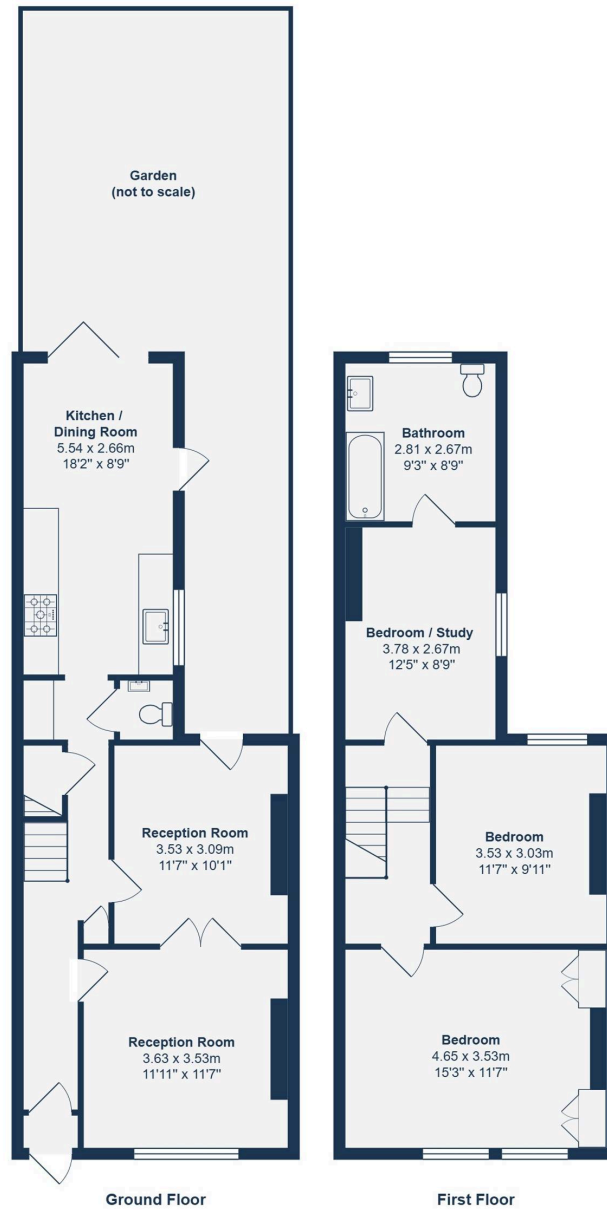
Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.

Bedroom/Study

12' 5" x 8' 9" (3.78m x 2.67m)

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





Total Area: 103.4 m² ... 1113 ft²

All measurements are approximate and for display purposes only





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