



STANFORDS

Sangley Road, Catford  
£375,000



## Sangley Road

Catford

This well-presented first-floor flat offers comfortable and practical living space, ideally positioned just 0.6 miles from Catford Station and 0.5 miles from Catford Broadway, providing excellent access to transport links, shops, cafés, and local amenities.

The property comprises two well-proportioned double bedrooms, with the principal bedroom benefitting from built-in wardrobes. A modern bathroom, complemented by a separate WC, adds everyday convenience.

At the heart of the home is a bright open-plan lounge and kitchen, creating a welcoming space for relaxing, dining, and entertaining. The layout is well considered, with good natural light flowing throughout.

To the rear, the flat further benefits from a lovingly maintained private garden, offering the perfect setting for alfresco meals, relaxing outdoors, or keen gardening enthusiasts.

- First Floor Flat
- Private Garden
- Open Plan Lounge & Kitchen
- Two Double Bedrooms
- Light & Modern Interiors
- Total Area: 744sqft.
- 0.6mi to Twin Catford Stations
- Mountsfield Park nearby



## FIRST FLOOR

### Open Plan Lounge & Kitchen

20' 3" x 11' 5" (6.18m x 3.49m)

Living room: Pendant light, window, built-in storage and alcove space for shelving, wood floor. Kitchen: Pendant light, window, splashback tile, matching counter and wall units, sink with mixer tap, new integrated oven and gas hob, extractor hood and microwave, new washing machine, new fridge, freezer, tile flooring.

### Bedroom

16' 1" x 13' 0" (4.90m x 3.95m)

Pendant light, windows, radiator, ample built-in wardrobe storage space, wood floor.

### Bedroom

12' 3" x 10' 2" (3.73m x 3.09m)

Pendant light, window, radiator, alcove space, wood floor.

### Bathroom

8' 0" x 7' 1" (2.45m x 2.15m)

Ceiling light, window, storage space, splashback tile, heated towel rail, bathtub with shower and screen, sink unit with mixer tap, tile flooring.

### W/C

4' 9" x 2' 10" (1.44m x 0.87m)

Ceiling light, window, toilet, sink with mixer tap, radiator, tile flooring.





Total Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup> (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.





## Stanford Estates - Catford

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