



STANFORDS

304b, Stanstead Road, Catford
£425,000



304b, Stanstead Road

Catford

This light and spacious two bedroom maisonette is ideally positioned for excellent transport links and offers a move-in ready home. Accessed via its own private front door, the property is beautifully presented throughout with a bright, modern feel.

Arranged over two floors, the first level features a generous living room with space to relax and dine. To the rear, the recently renovated kitchen is fitted with sleek modern units and integrated appliances. This floor also includes a well-proportioned double bedroom and a stylish contemporary bathroom. Upstairs, the second floor hosts a large double bedroom, filled with natural light from dual-aspect windows.

The property also benefits from access to two well-maintained shared gardens, offering plenty of space for al fresco dining and outdoor relaxation.

Ideally located for Forest Hill station, Catford station and Honor Oak Park station, the property offers excellent connections into Central London. A vibrant selection of independent cafés, shops and green spaces are nearby, including Blythe Hill Fields just moments away.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Split Level Maisonette
- Shared Gardens
- Two Double Bedrooms
- Recently Renovated Kitchen
- Modern Bathroom
- Own Front Door
- 0.4mi to Catford Stations





FIRST FLOOR

Landing

Double-glazed window, pendant ceiling lights, radiator, fitted carpet.

Living Room

16' 9" x 13' 0" (5.10m x 3.95m)

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

Kitchen

10' 6" x 9' 4" (3.20m x 2.84m)

Double-glazed window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, electric hob and extractor hood, wood flooring.

Bedroom

12' 11" x 10' 7" (3.93m x 3.23m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

9' 1" x 5' 9" (2.76m x 1.74m)

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

SECOND FLOOR

Bedroom

16' 4" x 14' 2" (4.98m x 4.31m)

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



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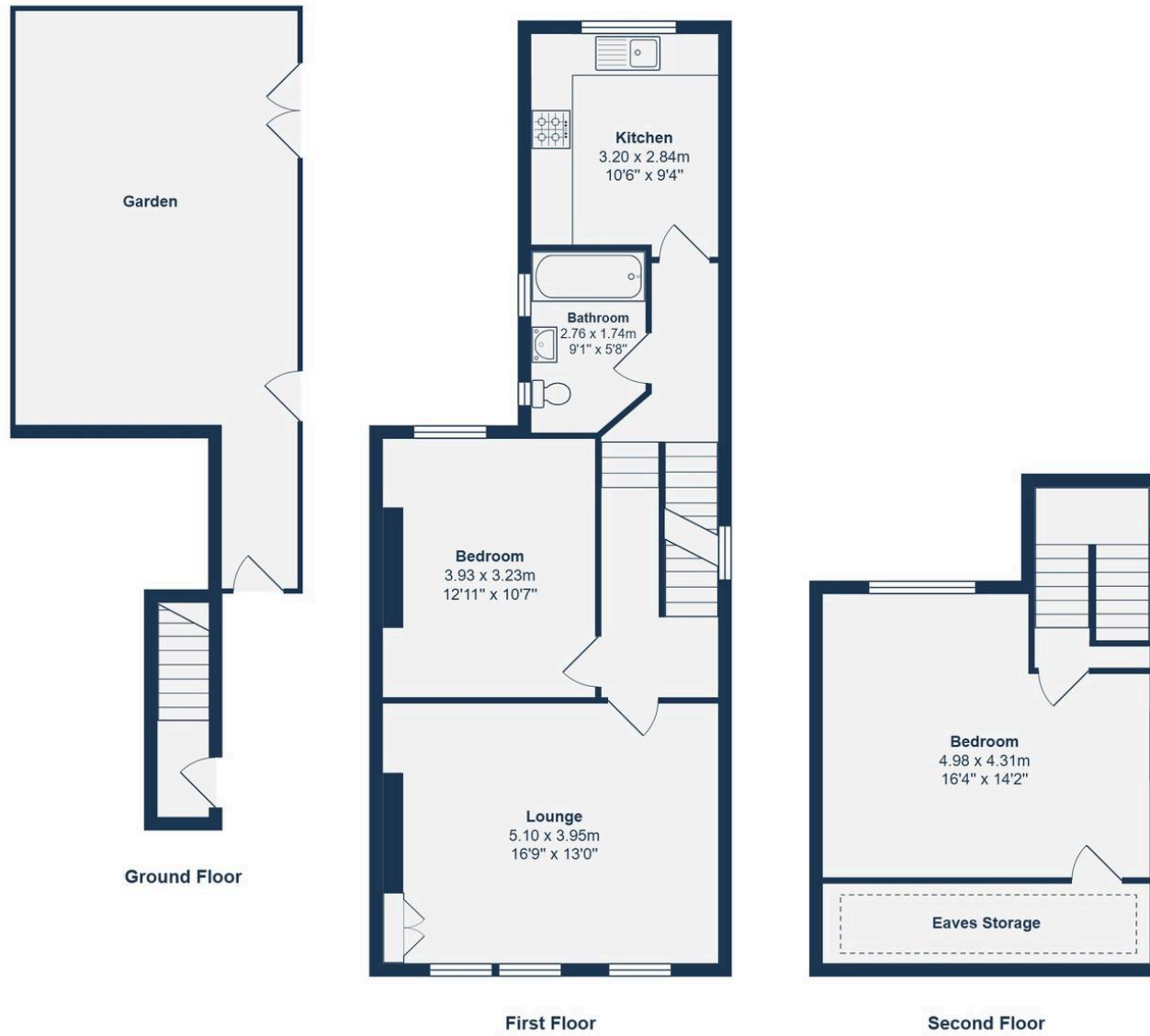
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Total Area: 85.1 m² ... 916 ft² (excluding eaves storage & garden)

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.





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