



STANFORDS

67 Brookdale Road, Catford
£675,000



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Catford

Beautifully presented throughout, this three-bedroom terraced house effortlessly blends period charm with modern style, creating a stylish, move-in-ready home with a warm and welcoming feel.

Stepping inside, you are greeted by a bright and spacious double reception room, where bay windows and a charming feature fireplace create an inviting space, complemented by bespoke fitted cabinetry. Wood flooring flows throughout the ground floor, leading into a generous kitchen diner with sleek modern units, flooded with natural light from dual aspect windows.

Upstairs, the property offers three well-proportioned double bedrooms, with the principal benefitting from large built-in wardrobes, alongside a sleek and contemporary family bathroom. Outside, the rear garden provides a tranquil escape, featuring a paved patio ideal for alfresco dining and a spacious lawn, perfect for relaxing or gardening enthusiasts.

Situated on Brookdale Road, the property is ideally located for excellent transport links from Catford stations and local bus routes. The area offers a great mix of supermarkets, independent shops, and vibrant places to eat and drink. Beautiful green spaces, including Mountsfield Park and Ladywell Fields, are nearby, families will appreciate the highly regarded local schools, including Holbeach Primary School.

Council Tax band: C | Tenure: Freehold

EPC Energy Efficiency Rating: D | EPC Environmental Impact Rating: D

- Light & Modern Interiors
- Three Double Bedrooms
- Contemporary Family Bathroom
- 0.4mi to Catford Stations
- Close to Ladywell Fields



GROUND FLOOR

Reception Room

15' 1" x 13' 5" (4.60m x 4.10m)

Double-glazed windows, wooden shutters, pendant ceiling light, alcove shelving and cabinetry, radiators, wood flooring.

Reception Room

11' 3" x 9' 7" (3.42m x 2.91m)

Double-glazed window, pendant ceiling light, fireplace, alcove shelving and cabinetry, radiator, wood flooring.

Kitchen

20' 2" x 9' 6" (6.15m x 2.90m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven and hob, extractor hood, cupboard housing combi boiler, radiator, wood flooring.

FIRST FLOOR

Bedroom

15' 1" x 13' 5" (4.59m x 4.10m)

Double-glazed windows, wood shutters, pendant ceiling light, fitted wardrobes, radiator, fitted carpet.

Bedroom

11' 3" x 9' 6" (3.42m x 2.90m)

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

Bathroom

9' 0" x 6' 0" (2.75m x 1.82m)

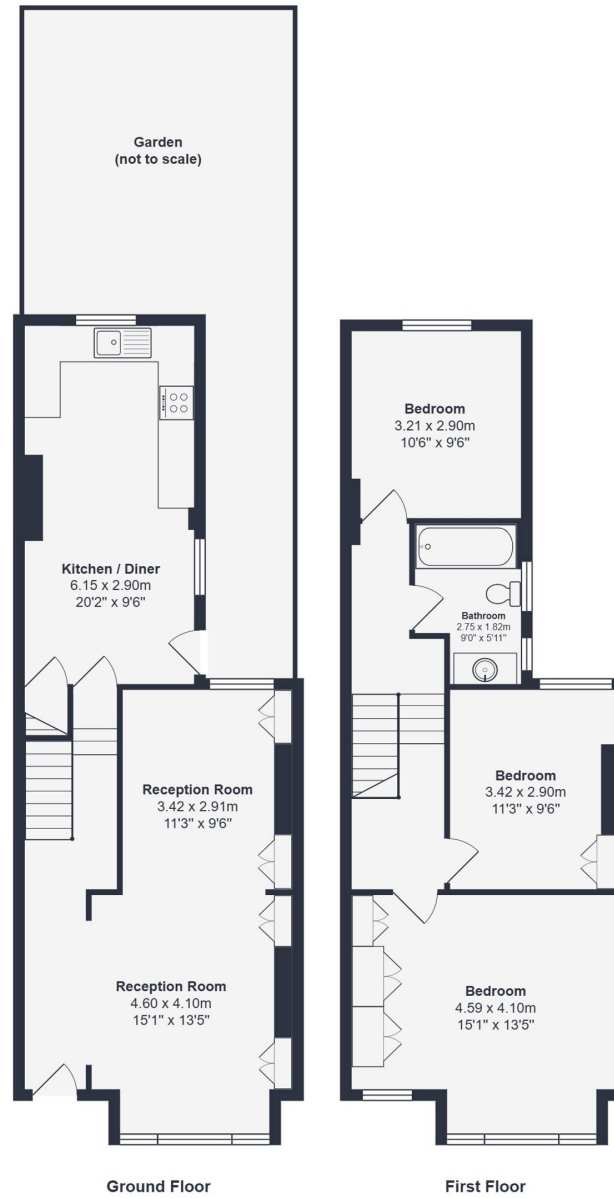
Double-glazed windows, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Bedroom

10' 6" x 9' 6" (3.21m x 2.90m)

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





Total Area: 102.9 m² ... 1107 ft²

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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