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Culverley Road, Catford

Guide Price £1,100,000

This charming and generously proportioned four-bedroom semi-detached family home is offered to the market chain free and is ideally situated within the highly sought-after Culverley Conservation Area.

The ground floor boasts a welcoming entrance hall leading into a spacious front reception room, complete with an attractive bay window, which flows seamlessly into a second reception room—perfect for both family living and entertaining. To the rear, the well-appointed kitchen is enhanced by a skylight window, allowing natural light to flood the space, and is complemented by a practical utility area and a convenient ground floor WC. An additional reception room at the back of the property features a bay window and door opening directly onto the outside space, creating a bright and versatile living area.

Upstairs, the first floor offers a well-laid-out landing leading to four bedrooms. The principal bedroom is particularly spacious, benefiting from a bay window and ample fitted wardrobe space. There is a further good-sized bedroom, a modern family bathroom equipped with both a bathtub and a walk-in shower, a smaller bedroom ideal as a nursery or study, and another well-proportioned bedroom to the rear, also featuring a bay window.

Ideally located, the property is just 0.7 miles from Catford Bridge Station, 1.2 miles from Hither Green Station, and only 0.6 miles from the open green spaces of Mountsfield Park, making it perfect for commuters and families alike.

This delightful home combines period charm with practical family living and is perfectly located for those seeking space, character, and convenience.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Culverley Conservation Area
- Semi-Detached Family Home
- Four Bedrooms
- Three Reception Rooms









GROUND FLOOR

Entrance Hall

Reception Room

14' 2" x 12' 10" (4.32m x 3.91m)

Pendant light, bay window with fitted shutters, wall-mounted radiator, fireplace with alcove space, shelving, wood floor.

Reception Room

12' 8" x 11' 11" (3.86m x 3.63m)

Pendant light, window, radiator, wood floor.

Kitchen

11' 3" x 13' 7" (3.43m x 4.14m)

Spotlighting, skylight window, matching base and wall units, sink with mixer tap, splashback tile, integrated gas hob, integrated oven and microwave, window, tiled flooring.

Utility

WC

Reception Room

15' 4" x 13' 0" (4.67m x 3.96m)

Pendant lighting, bay window/door to garden space, fireplace with alcove space, wood floor.

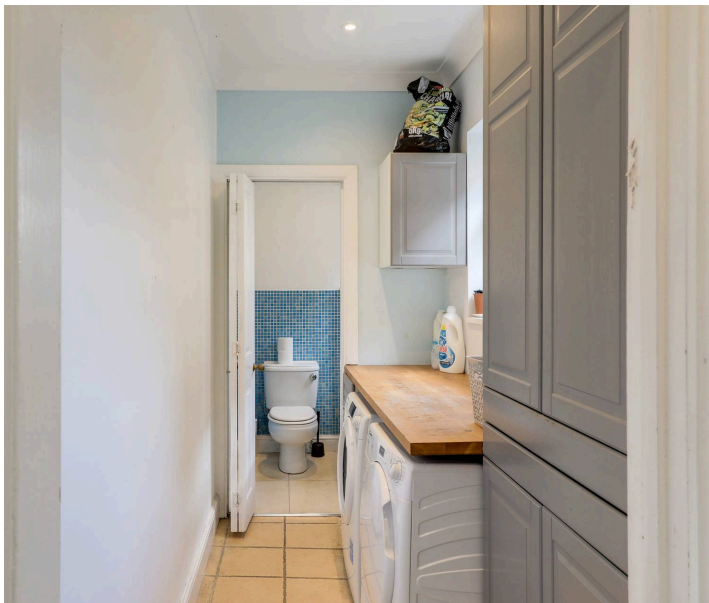
FIRST FLOOR

Landing

Bedroom

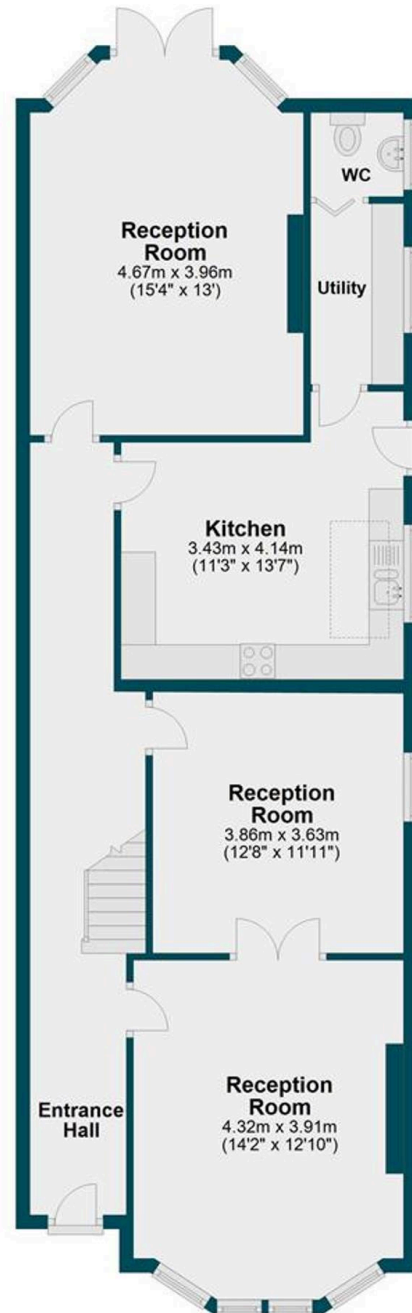
14' 2" x 17' 9" (4.32m x 5.41m)

Pendant lighting, bay sash windows, wall-mounted radiator, ample fitted wardrobe storage space, alcove space, carpet.



Ground Floor

Approx. 94.0 sq. metres (1011.5 sq. feet)



First Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



Total area: approx. 175.0 sq. metres (1883.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of marketing.
Plan produced using PlanUp.



Bedroom

12' 8" x 11' 11" (3.86m x 3.63m)

Pendant lighting, window, wall-mounted radiator, carpet.

Bathroom

Spotlighting, tiled walls, wall-mounted radiator, toilet, sink with mixer tap, bathtub with mixer tap, walk-in shower with glass panel door and mixer tap, window, flooring.

Bedroom

7' 3" x 8' 8" (2.21m x 2.64m)

Ceiling light, window, carpet.

Bedroom

10' 4" x 13' 0" (3.14m x 3.96m)

Pendant light, bay window, alcove space, carpet.



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