



STANFORDS

Inchmery Road, Catford

Guide Price £1,250,000

A beautifully presented and substantial semi-detached family home, set on Inchmery Road within a highly sought-after residential pocket. Immaculately maintained and finished to a high standard throughout, this impressive property effortlessly blends period charm with modern updates, creating a warm and stylish home ideal for family living. Offered to the market with no onward chain.

Stepping inside, a striking and welcoming entrance hall sets the tone, showcasing ornate detailing and a characterful feature fireplace. To the front, an elegant reception room boasts sash bay windows and a further feature fireplace, while to the rear, the home opens into a superb second reception room and contemporary kitchen — the true heart of the home. Designed for both everyday living and entertaining, this space is enhanced by Crittall-style French doors overlooking the beautifully landscaped south-facing garden. The kitchen is finished to a high specification, with sleek modern units and refined finishes. A separate utility room and a ground floor shower room add further practicality.

The first floor offers four well-proportioned bedrooms alongside a luxurious family bathroom, complete with a freestanding roll-top bath and a separate walk-in shower. The second floor hosts an expansive principal suite, featuring a generous bedroom, a modern en-suite shower room, and excellent eaves storage.

Outside, the rear garden has been thoughtfully landscaped to create a tranquil and versatile outdoor retreat. A paved patio provides the perfect setting for alfresco dining and entertaining, while the lawn offers ample space for children to play or for keen gardeners to enjoy.

Ideally located within easy reach of the Twin Catford Stations, the property benefits from fast and frequent connections into Central London. The local area offers a vibrant mix of independent shops, supermarkets, cafés, and restaurants, and is particularly popular with families thanks to its strong sense of community and excellent choice of nurseries and schools, including the renowned St Dunstan's College.

Council Tax band: F

Tenure: Freehold

- Culverley Conservation Area
- Semi-Detached Family Home
- Five Bedrooms - Three Bathrooms
- Open Plan Kitchen / Living Space
- South Facing Garden circa 100ft









GROUND FLOOR

Entrance Hall

Pendant ceiling lights, fireplace, radiator, understairs storage cupboard, wood flooring.

Reception Room

15' 8" x 15' 7" (4.78m x 4.76m)

Double-glazed sash bay windows, wooden shutters, pendant ceiling light, fireplace with wood burning stove, alcove shelving, radiators, wood flooring.

Reception Room

19' 0" x 11' 5" (5.80m x 3.48m)

French doors to garden, pendant ceiling light, radiator, wood flooring.

Kitchen / Dining Room

22' 4" x 10' 10" (6.80m x 3.31m)

Double-glazed windows and French doors to garden, pendant ceiling light, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, and microwave, range cooker, extractor hood, radiator, wood flooring.

Utility / WC

7' 1" x 6' 11" (2.16m x 2.10m)

Double-glazed window, inset ceiling spotlights, fitted cabinetry, 2.0 bowl utility sink with mixer tap, plumbing for washing machine, WC, tile flooring.

Shower Room

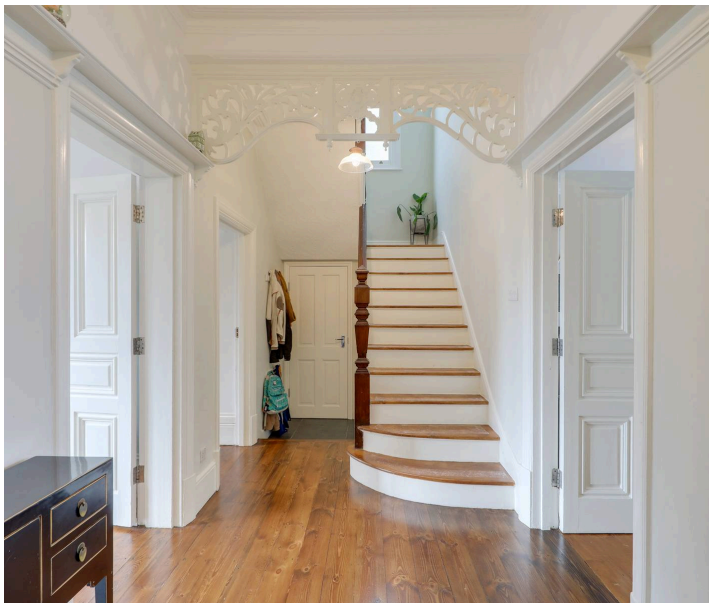
6' 11" x 2' 8" (2.10m x 0.82m)

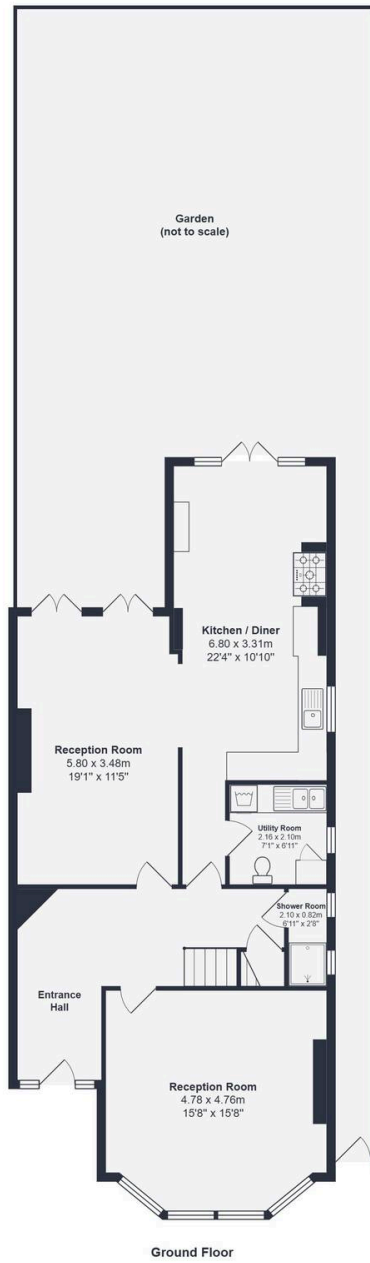
Double-glazed window, walk-in shower.

FIRST FLOOR

Landing

Double-glazed sash windows, pendant ceiling lights, radiator, wood flooring,





Total Area: 235.6 m² ... 2536 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.



Bedroom 1

15' 7" x 14' 8" (4.76m x 4.46m)

Double-glazed sash bay windows, wooden shutters, pendant ceiling light, fireplace, radiators, wood flooring.

Bathroom

9' 2" x 7' 5" (2.79m x 2.25m)

Double-glazed sash windows, inset ceiling spotlights, walk-in shower, freestanding roll-top bathtub, washbasin, WC, heated towel rail, tile flooring.

Bedroom 2

16' 6" x 11' 0" (5.02m x 3.36m)

Double-glazed sash windows, pendant ceiling light, built-in storage cupboards, radiator, wood flooring.

Bedroom 3

12' 8" x 10' 8" (3.87m x 3.24m)

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

Bedroom 4

16' 3" x 7' 0" (4.96m x 2.14m)

Double-glazed sash window, wooden shutters, fireplace, radiator, wood flooring.

SECOND FLOOR

Bedroom 5

23' 8" x 19' 1" (7.22m x 5.81m)

Double-glazed roof windows, inset ceiling spotlights, radiators, wood flooring.

Ensuite

9' 10" x 6' 10" (2.99m x 2.09m)

Double-glazed roof window, inset ceiling spotlights, walk-in shower, washbasin, WC, radiator, tile flooring.







STANFORDS