



STANFORDS

Ringstead Road, Catford

Guide Price £1,000,000

An exceptional and substantial family residence arranged over three floors, offering generous and versatile accommodation alongside a beautifully sized rear garden. This impressive home which has been comprehensively renovated by the current owners during their ownership: including new bathrooms, kitchen, boiler, plumbing and electrics - provides an excellent balance of living and bedroom space, making it ideally suited for modern family living and entertaining. The lower ground floor comprises a well-proportioned bedroom, a practical utility room, and a contemporary shower room. This level offers flexible accommodation and could serve as an ideal guest suite, home office, or private living area. The ground floor provides superb open-plan living space, featuring two elegant reception areas that flow seamlessly together to create a bright and expansive environment for both everyday living and entertaining. The open-plan kitchen and living area is thoughtfully designed and offers direct access to the impressive rear garden. The garden itself is a standout feature of the property, offering a generous outdoor space complete with a garden room and additional storage. The first floor hosts three well-sized bedrooms along with a stylish family bathroom, providing comfortable and well-balanced accommodation for family life. This outstanding property combines spacious interiors with excellent outdoor space and is ideally positioned in Catford, within easy reach of local amenities, well-regarded schools, green spaces, and convenient transport links, making it a superb opportunity to acquire a distinguished family home in a sought-after location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- **Semi-Detached Family Home**
- **4 Bed - 2 Bath**
- **Beautifully Renovated & Extended**
- **Spacious Garden with Studio**
- **Total Area: 1,840sqft.**
- **0.5mi to Twin Catford Stations**
- **Mountsfield Park nearby**











GROUND FLOOR

Entrance Hall

Inset ceiling spotlights, radiator, tile flooring.

Reception Room

14' 1" x 12' 6" (4.28m x 3.82m)

Double-glazed sash bay windows, wooden shutters, pendant ceiling light, alcove shelving and cabinet, radiator, fitted carpet.

Reception Room

11' 4" x 10' 10" (3.45m x 3.29m)

Pendant ceiling light, fireplace, radiator, fitted carpet.

Kitchen

31' 4" x 16' 2" (9.54m x 4.92m)

Double-glazed sliding doors to garden, skylights, inset ceiling spotlights, pendant ceiling light, wall-mounted lights, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer, wine cooler, Miele ovens, gas hob, extractor hood, underfloor heating.

LOWER GROUND FLOOR

Bedroom 4

15' 1" x 14' 1" (4.60m x 4.28m)

Double-glazed sash bay windows, wood shutters, inset ceiling spotlights, underfloor heating.

Shower Room

9' 5" x 6' 0" (2.88m x 1.83m)

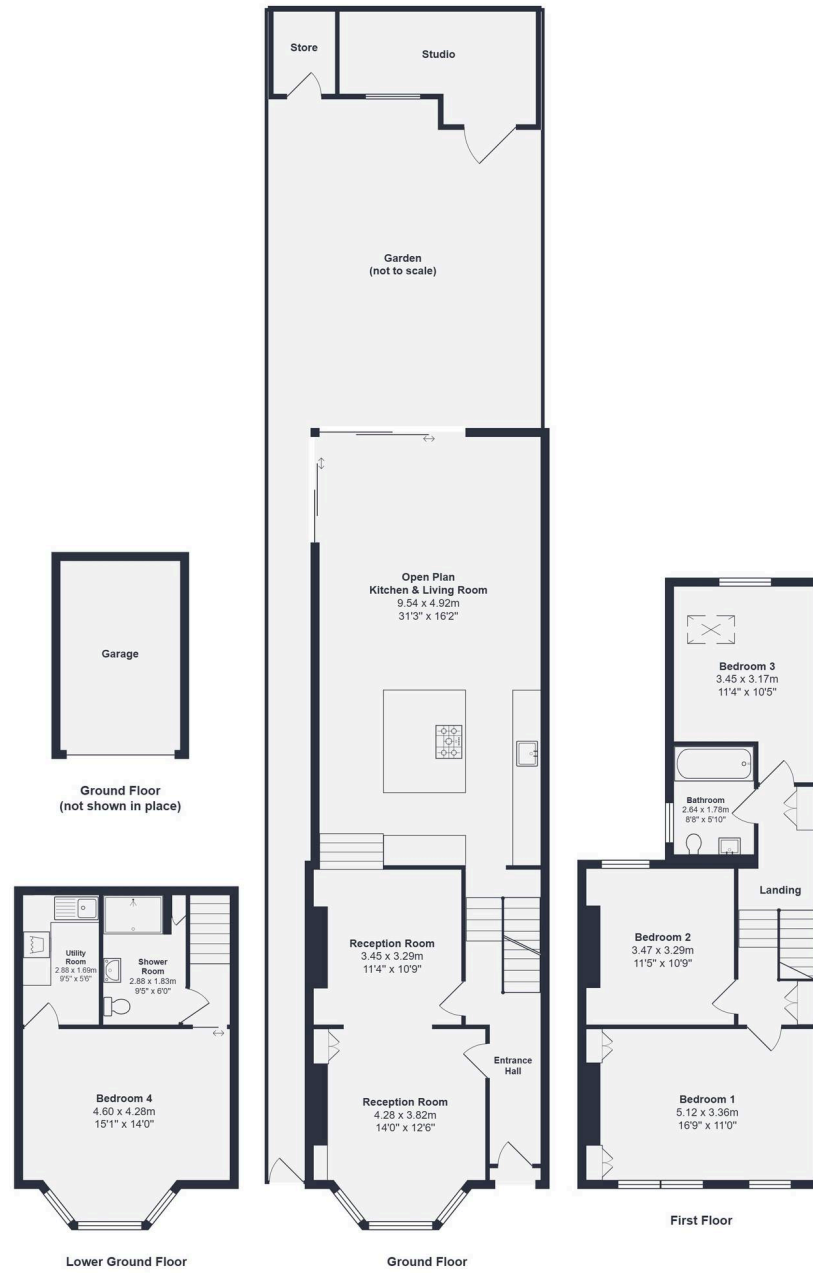
Inset ceiling light, walk-in shower, wall-mounted washbasin, WC, heated towel rail, storage cupboard, tile flooring.

Utility Room

9' 5" x 5' 7" (2.88m x 1.69m)

Inset ceiling lights, fitted base units, washbasin, plumbing for washing machine.





Total Area: 170.9 m² ... 1840 ft² (excluding garden studio, store & garage)

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.



FIRST FLOOR

Bedroom 1

16' 10" x 11' 0" (5.12m x 3.36m)

Double-glazed sash windows, wooden shutters, fireplace, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

11' 5" x 10' 10" (3.47m x 3.29m)

Double-glazed sash window, fireplace, radiator, access to eaves storage, fitted carpet.

Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)

Double-glazed sash window, skylight, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, tile flooring.

Bedroom 3

11' 4" x 10' 5" (3.45m x 3.17m)

Double-glazed sash window, skylight, radiator, access to eaves storage, fitted carpet.





STANFORDS