



STANFORDS

Wildfell Road, Catford
£500,000

A well-presented and deceptively spacious two-bedroom home, offering versatile accommodation ideal for first-time buyers, small families, or those needing flexible living space, perfect for everyday living and entertaining. To the rear, a separate kitchen provides ample storage and worktop space, with direct access to the garden. A well maintained low maintenance space, perfect for al fresco dining or lounging in the sun.

The ground floor features a bright lounge flowing into a dining area—ideal for everyday living and entertaining. To the rear, a modern kitchen offers direct access to a well-maintained, low-maintenance garden, perfect for al fresco dining or relaxing in the sun.

Upstairs, there are two well-proportioned bedrooms, including a generous principal bedroom with fitted storage, while a sleek shower room completes the floor.

The property also benefits from a loft room with a skylight and useful eaves storage.

Conveniently located just 0.4 miles from Catford Station, with easy access to local shops, cafés, and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- **Two Bed Terrace House**
- **Open Plan Living Space**
- **Light & Modern Interiors**
- **Total Area: 705sqft.**
- **0.4mi to Twin Catford Stations**
- **Ladywell Fields nearby**







Ground Floor

First Floor

Loft

Total Area: 65.5 m² ... 705 ft² (excluding loft & eaves storage)

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.



GROUND FLOOR

Entrance Hall

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)

Spotlights, windows, radiator, alcove space, wood floor.

Dining Room

12' 8" x 11' 3" (3.86m x 3.43m)

Spotlights, window, radiator, alcove space, open plan, wood floor.

Kitchen

8' 4" x 7' 7" (2.54m x 2.31m)

Pendant light, door to garden, window, matching base and wall units, plumbing for washing machine, splashback tile, sink with mixer tap, oven and hob, tiled floor.

FIRST FLOOR

Landing

Bedroom

12' 8" x 11' 3" (3.86m x 3.43m)

Spotlights, windows, radiator, ample fitted wardrobe space, wood floor.

Bedroom

11' 1" x 7' 6" (3.38m x 2.29m)

Pendant light, window, wood floor.

Bathroom

8' 4" x 7' 7" (2.54m x 2.31m)

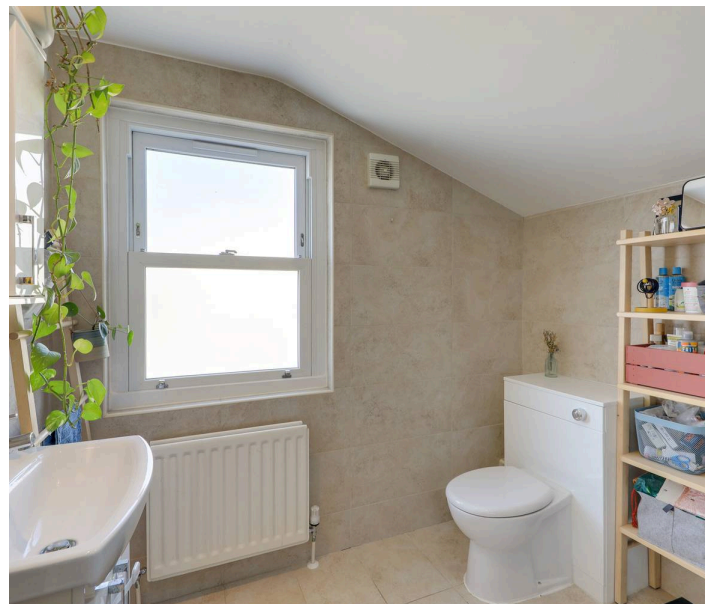
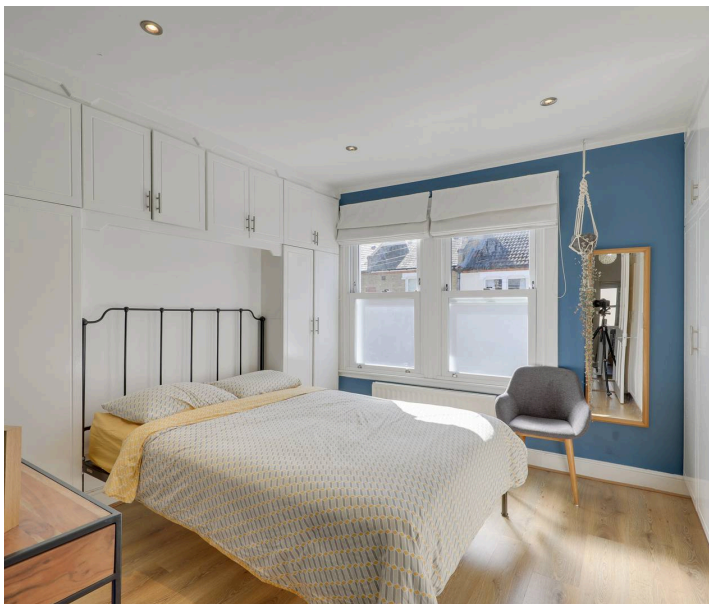
Spotlights, window, radiator, splashback tile, sink basin with mixer tap, toilet, walk-in shower with mixer tap, tiled floor.

LOFT

Loft Room

12' 2" x 11' 5" (3.72m x 3.48m)

Pendant light, skylight window, eaves storage, wood floor.





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