



STANFORDS

Bellingham Road, Catford

Guide Price £525,000

Offered to the market with no onward chain, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to put their own stamp on a property.

Ideally located just 0.4 miles from Bellingham Station, the property offers frequent services into Central London, along with easy access to local shops, a variety of places to eat and drink, and the beautiful open spaces of Forster Memorial Park just a short stroll away. Popular with families, the area is well served by nurseries and well-regarded schools, including Torridon Primary School.

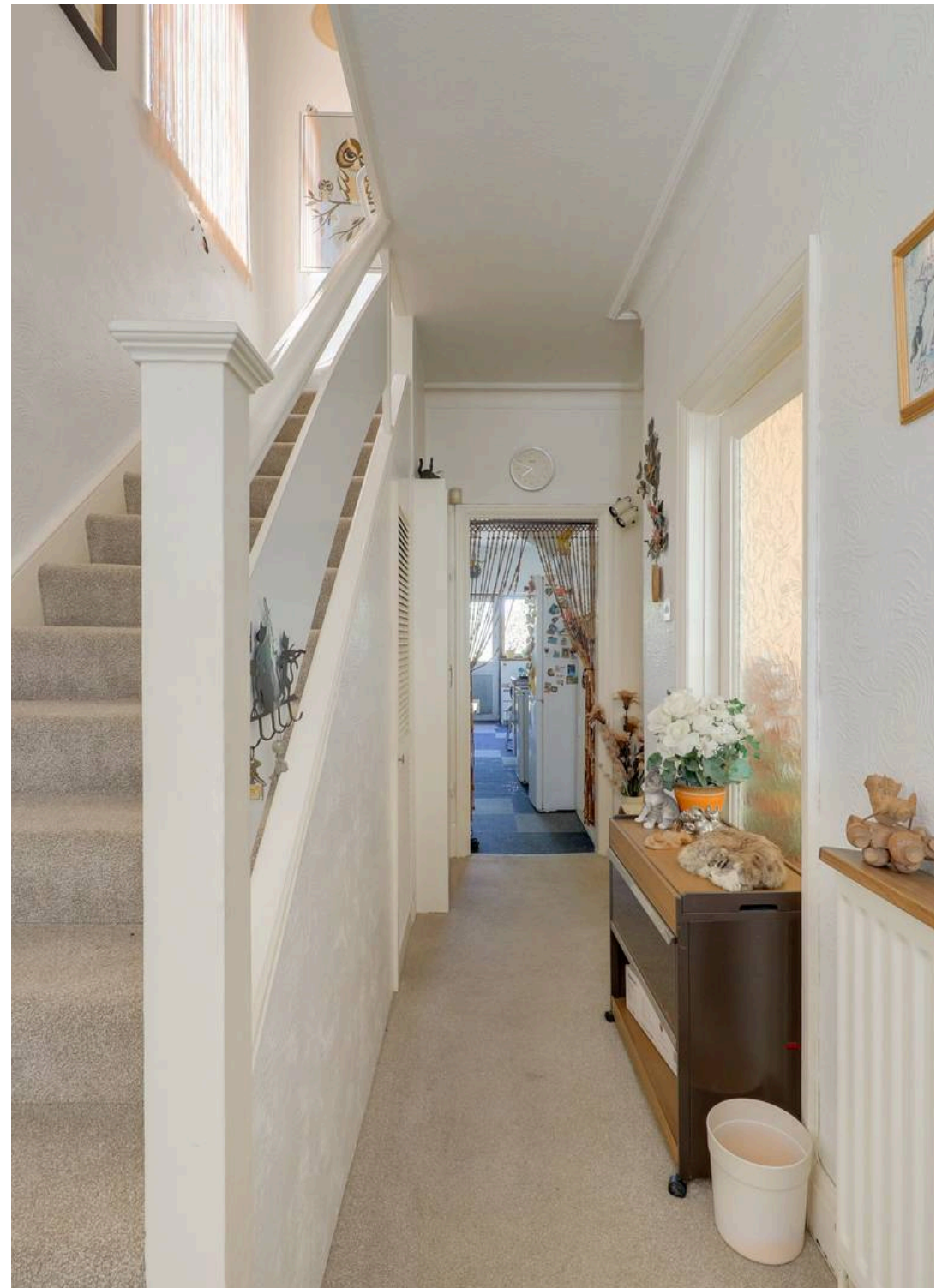
Stepping inside, the house offers excellent potential to create a standout home. The ground floor currently features a rear extension, a spacious through reception room with ample space for both lounging and dining, a generous galley-style kitchen and guest WC. Upstairs, there are three bedrooms, two of which are generous doubles, along with a family bathroom. There is further potential to extend into the loft (STPP), as seen in neighbouring properties.

The garden includes a raised patio leading to a spacious, leafy lawn, offering a good degree of privacy. The property also benefits from a front driveway and side access to the garden.

**Council Tax band: E**

**Tenure: Freehold**

- **Semi Detached Family Home**
- **No Onward Chain**
- **Rear Extension**
- **Bathroom & Ground Floor WC**
- **Driveway**
- **Close to Forster Memorial Park**
- **0.4mi to Bellingham Station**









## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, fitted carpet.

### Reception Room

15' 5" x 11' 11" (4.69m x 3.64m)

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

### Reception Room

13' 0" x 10' 11" (3.97m x 3.33m)

Ceiling light, fitted carpet.

### Dining Room

11' 11" x 9' 1" (3.63m x 2.78m)

Double-glazed sliding doors to garden, radiator, fitted carpet.

### Kitchen

21' 5" x 9' 3" (6.53m x 2.81m)

Double-glazed windows and door to garden, ceiling lights, fitted kitchen units, 1.5 bowl sink with drainer and mixer tap, plumbing for washing machine and dishwasher, gas cooker, carpet tiles.

### WC

Ground floor WC.





## FIRST FLOOR

### Bedroom

15' 5" x 11' 11" (4.69m x 3.63m)

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

### Bedroom

13' 0" x 10' 11" (3.97m x 3.33m)

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

### Bedroom

6' 9" x 6' 5" (2.05m x 1.96m)

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

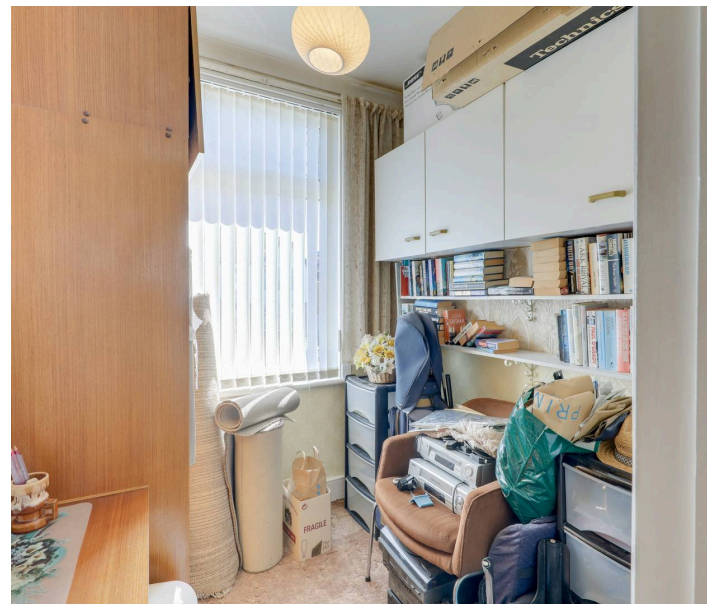
### Bathroom

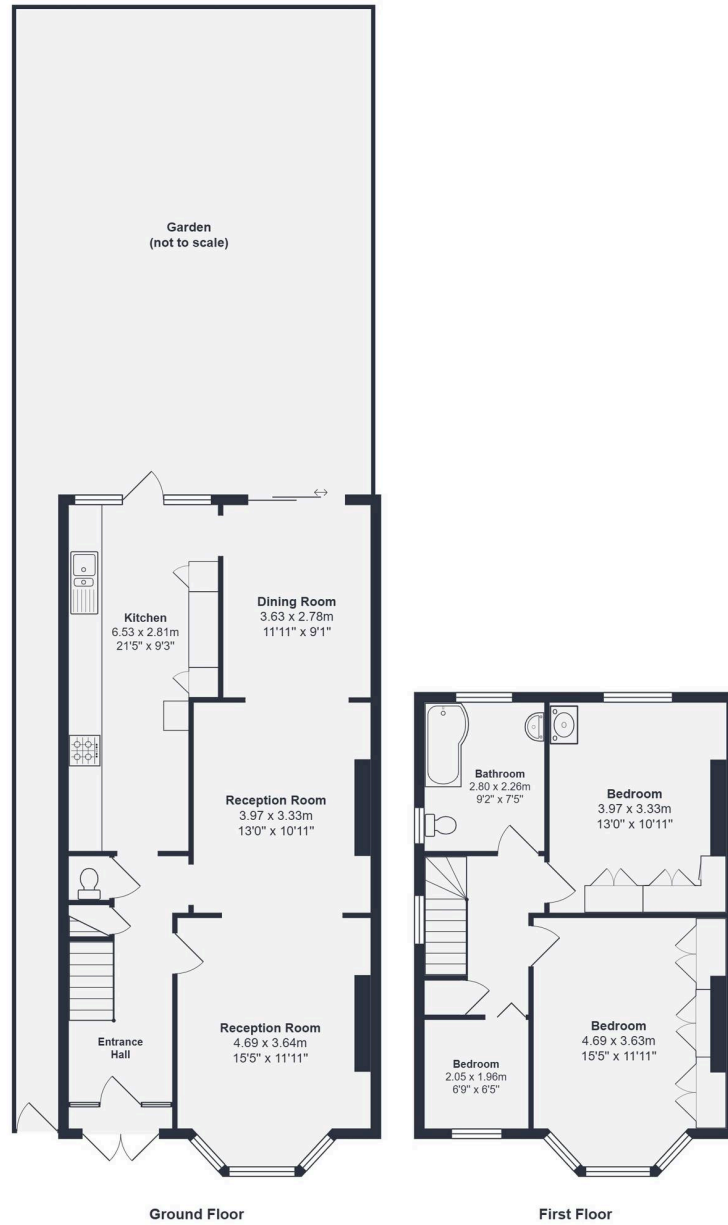
9' 2" x 7' 5" (2.80m x 2.26m)

Double-glazed windows, ceiling light, bathtub with shower, washbasin, WC, radiator, fitted carpet.

### Landing

Double-glazed window, pendant ceiling light, storage cupboard, fitted carpet.





Total Area: 115.5 m<sup>2</sup> ... 1244 ft<sup>2</sup>

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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