



STANFORDS

Honley Road, Catford
£950,000

A stunning example of an extended Victorian brick-fronted family home that mixes period charm with modern comfort- ideal for a growing family. The ground floor flows naturally from the welcoming entrance hall to a spacious bay-fronted reception filled with period features, ideal for family living or entertaining. A second reception provides versatility as a lounge or kids playroom. At the heart of the home, the bright kitchen-dining room impresses with high ceilings, side return skylights, underfloor heating and sleek cabinetry – designed for both style and function. The floor to ceiling window at the rear and large glass French doors entice you out to the 75ft+ South facing garden with perfectly placed seating area to indulge the sun, whilst a little bit of London's history remains with the Anderson shelter set away from the house.

Upstairs, three well-proportioned bedrooms, including the opulent principal bedroom to the front, and a spacious family bathroom (with separate bath and shower) provide comfort and flexibility. The top floor boasts a further 2 bedrooms, one with ensuite, and a further WC. The property also benefits from a downstairs WC, storage under the stairs and eaves storage.

Set on a quiet residential street, the house sits just a short stroll from the Twin Catford Stations offering direct links into London. Equally, both Ladywell and Hither Green Stations are under a mile walk. Fantastic local schools are nearby, both state and independent, while expansive green spaces such as Mountsfield Park and Ladywell Fields offer a welcome escape from the city.

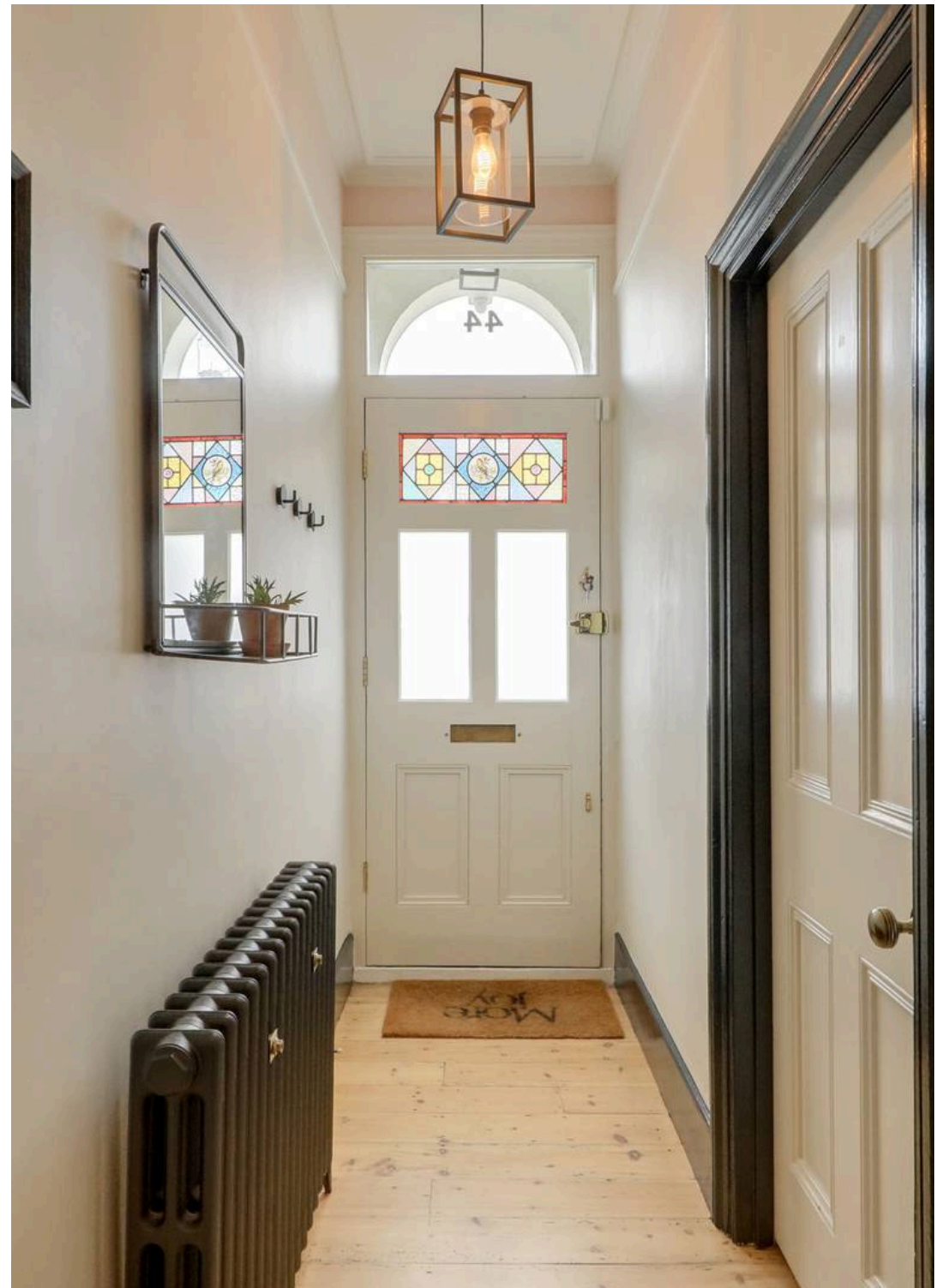
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- **Extended 5-Bed Family Home**
- **Open Plan Kitchen/Dining Room**
- **South-Facing Garden**
- **Total Area: 1,773sqft.**
- **0.6mi to Twin Catford Stations**
- **Mountsfield Park nearby**









GROUND FLOOR

Entrance Hall

Pendant ceiling lights, coving, picture rail, cast iron radiator, original floorboards. Doors to:

Reception Room

13' 6" x 12' 5" (4.11m x 3.78m)

Ornate ceiling rose, pendant ceiling light, coving, picture rail, double glazed bay window to front with shutters, working fireplace with tiled hearth, alcove storage, radiator, original floorboards. Doors to:

Reception Room

11' 5" x 10' 7" (3.48m x 3.23m)

Ornate ceiling rose, pendant ceiling light, fitted shelving and storage, working fireplace with tiled hearth, original floorboards.

Kitchen / Dining Room

23' 6" x 16' 1" (7.16m x 4.90m)

Skylights, inset spotlights, spotlights, pendant ceiling lights, double glazed windows and doors to garden, fitted kitchen with matching wall and base units, granite worktop, ceramic sink with drainer, space for range cooker, extractor hood, space for fridge/freezer, integrated dishwasher and washing machine, led flooring, underfloor heating.

WC

4' 8" x 2' 11" (1.42m x 0.89m)

Ceiling light, dado rail, wall hung basin with tiled splashback, WC, tiled flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet. Doors to:

Bedroom

16' 0" x 13' 3" (4.88m x 4.04m)

Ornate ceiling rose, coving, pendant ceiling light, double glazed windows to front, fitted wardrobes to alcoves, wall lights, working fireplace with tiled hearth, window seat, cast iron fireplace, fitted carpet.





Bedroom

11' 5" x 10' 7" (3.48m x 3.23m)

Pendant ceiling light, double glazed window to rear, fitted cupboard, fireplace, cast iron radiator, fitted carpet.

Bathroom

9' 11" x 6' 8" (3.02m x 2.03m)

Inset spotlights, double glazed window to side, walk-in shower with glass screen, panel enclosed bath, pedestal basin, led splashback, WC, led flooring, underfloor heating.

Bedroom

12' 11" x 9' 8" (3.94m x 2.95m)

Pendant ceiling light, double glazed window to rear, fitted cupboard, radiator, fitted carpet.

SECOND FLOOR

Bedroom

17' 9" x 11' 11" (5.41m x 3.63m)

Skylights, inset spotlights, double glazed windows to rear, radiator, fitted carpet. Access to eaves storage. Door to:

Ensuite

7' 11" x 2' 11" (2.41m x 0.89m)

Skylight, inset spotlight, walk in shower, wall hung basin with tiled splashback, WC, tiled flooring.

Bedroom

9' 8" x 8' 1" (2.95m x 2.46m)

Inset spotlights, double glazed window to rear, radiator, fitted carpet.

WC

5' 2" x 2' 7" (1.57m x 0.79m)

Inset spotlight, double glazed window to rear, wall hung basin with tiled splashback, WC, tiled flooring.





Ground Floor
Area: 72.7 m² ... 783 ft²



First Floor
Area: 57.0 m² ... 614 ft²



Second Floor
Area: 34.9 m² ... 376 ft²

Total Area: 164.7 m² ... 1773 ft² (excluding 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.

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